

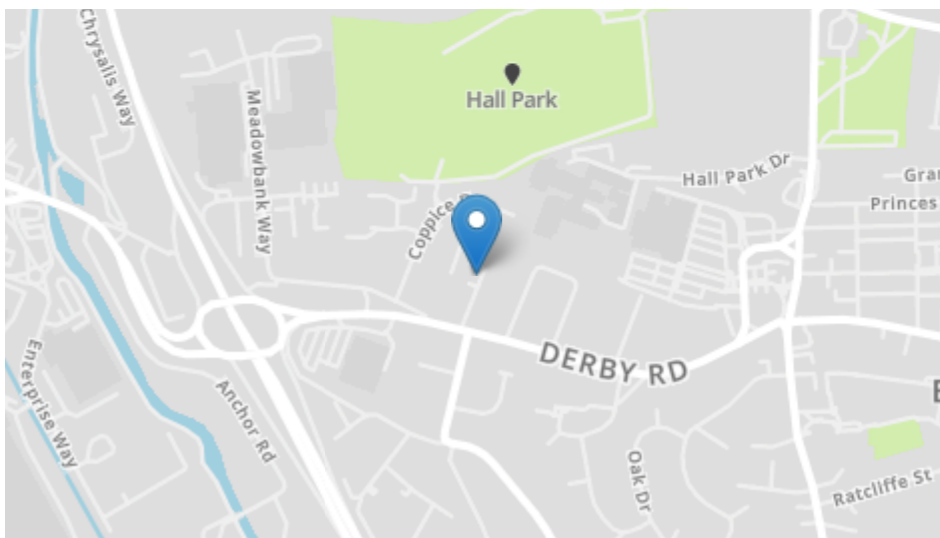
Park Avenue, Eastwood, NG16 3NY

Offers Over £180,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	59	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Detached Bungalow
- 2 Double Bedrooms
- 2 Reception Rooms
- Conservatory
- Private Rear Garden
- Driveway
- In Need of Modernisation
- No Upward Chain

Our Seller says....

want to view?  
 Call us on 0115 938 5577  
 Our lines are open 8am - 8pm  
 7 Days a week  
 or email  
 mail@watsons-residential.co.uk  
 Ref - 27196392

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY  
 www.watsons-residential.co.uk

0115 938 5577  
 8am-8pm - 7days





\*\*\* EXCITING OPPORTUNITY \*\*\* Location is a key consideration when deciding on your forever home and this detached bungalow certainly ticks that box. Nestled away on a quiet street, yet within walking distance of Eastwood Town Centre, the lucky owner will also be able to refurbish and add value. In brief, the accommodation comprises: entrance hall, lounge, dining room, kitchen, conservatory, 2 DOUBLE bedrooms and a modern shower room. The plot sits among a small number of properties set back off Derby Road and there is a driveway providing off street parking. The appealing low maintenance rear garden enjoys a high level of privacy. Coming to the market with NO UPWARD CHAIN, there is scope for cosmetic improvements which can only enhance what is a superb FOREVER HOME. Call our sales team now to arrange a viewing.

### Storm Porch

Door to the entrance hall.

### Entrance Hall

Radiator, access to the attic (partly boarded with drop down ladder), built in storage cupboard and doors to all rooms.

### Lounge

5.3m into the bay x 3.07m (17' 5" x 10' 1") UPVC double glazed bay window to the front, radiator, real flame gas fire with wooden fireplace surround and obscured uPVC double glazed window to the side.

### Dining Room

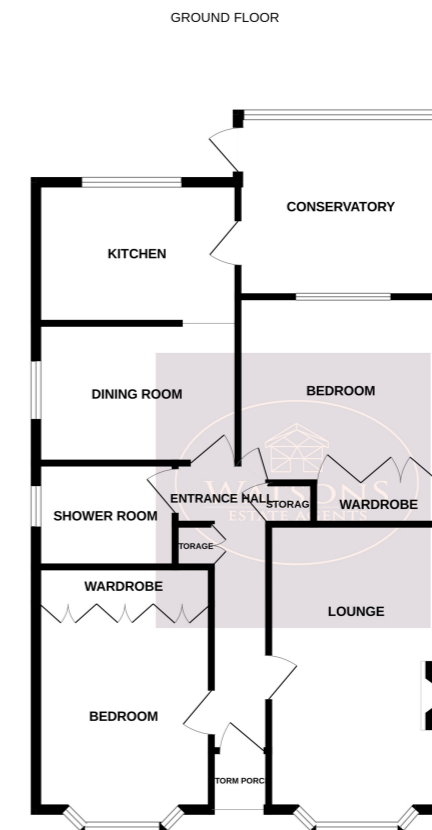
3.53m x 2.44m (11' 7" x 8' 0") UPVC double glazed window to the side, radiator and archway through to the kitchen.

### Kitchen

3.55m x 2.44m (11' 8" x 8' 0") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated waist height double electric oven & gas hob. Plumbing for washing machine and door to the conservatory.

### Conservatory

3.43m x 3.15m (11' 3" x 10' 4") Tiled flooring, radiator, poly carbonate roof and door to the rear garden.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Bedroom 1

3.81m x 3.41m (12' 6" x 11' 2") UPVC double glazed window to the rear, built in wardrobes and radiator.

### Bedroom 2

4.23m into the bay x 3.18m (13' 11" x 10' 5") UPVC double glazed bay window to the front, fitted wardrobes and radiator.

### Shower Room

3 piece suite in white comprising: concealed cistern WC, vanity sink unit and shower cubicle with mains fed shower over. Heated towel rail and obscured uPVC double glazed window to the side.

### Outside

To the front of the property are flower bed borders with a range of plants & shrubs. A tarmac driveway provides parking for 2 cars and leads to the door to the lean to providing additional storage space. The rear garden offers a good level of privacy and comprises a paved patio, turfed lawn, flower bed borders with a range of plants & shrubs and is enclosed by timber fencing to the perimeter.