

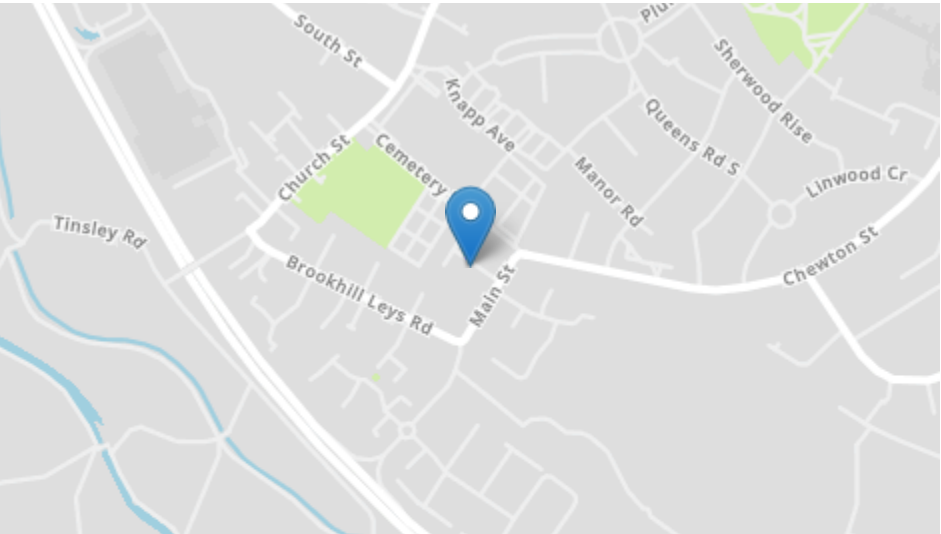
Chapel Street, Eastwood, NG16 3JL

Offers Over £130,000



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| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | 89 |
| (81-91) B | | |
| (69-80) C | | 69 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |



- Mid Terraced House
- 2 Double Bedrooms
- Lounge
- Fitted Dining Kitchen
- Enclosed Rear Garden
- Walking Distance Amenities
- Favour School Catchment
- Excellent Road & Transport Links
- Ideal First Buy

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 - 29017715

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



*** GREAT FIRST TIME BUY OR INVESTMENT! *** This charming 2 bedroom TERRACED home is the perfect property to start out your home owning journey or to use as a great buy to let investment! Located very conveniently for access to the A610 towards the M1, local shops and public transport, this charming cottage has a living room, kitchen diner, 2 bedrooms and a bathroom with a private and enclosed garden to rear. Call Watsons now to book your viewing!

Ground Floor

Lounge

3.82m x 3.5m (12' 6" x 11' 6") UPVC double glazed window and entrance door to the front, feature fireplace surround with inset electric fire, radiator, laminate wood flooring and open to the hall.

Hall

Under stairs storage cupboard and door to the dining kitchen.

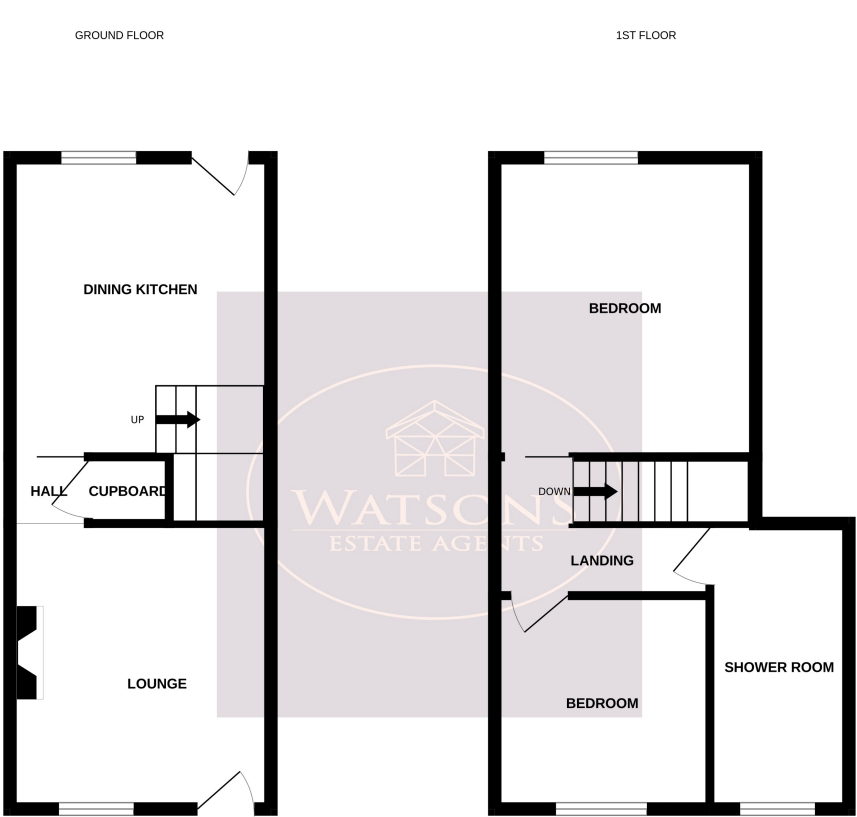
Dining Kitchen

4.89m x 3.5m (16' 1" x 11' 6") A range of matching wall & base units with worksurface incorporating an inset 1.5 bowl stainless steel sink & drainer unit. Integrated appliances including electric oven and gas hob. Wall mounted combination boiler, plumbing for washing machine, space for tumble dryer and fridge freezer. UPVC double glazed window to the rear, door to the rear garden and stairs to the first floor.

First Floor

Landing

Doors to both bedrooms and the shower room.



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.
Made with Metropix 02/25

Bedroom 1

4m x 3.5m (13' 1" x 11' 6") UPVC double glazed window to the rear, radiator and access to the attic.

Bedroom 2

2.88m x 2.85m (9' 5" x 9' 4") UPVC double glazed window to the front and radiator.

Shower Room

White 3 piece suite comprising wc, pedestal sink unit and shower cubicle with mains fed dual rainfall shower. Chrome heated towel rail, extractor fan, ceiling spotlights and obscured uPVC double glazed window to the front.

Outside

The rear garden is enclosed by stone wall with gated access to the side and comprises paved patio, brick built outhouse and flower bed borders with a range of plants and shrubs.