

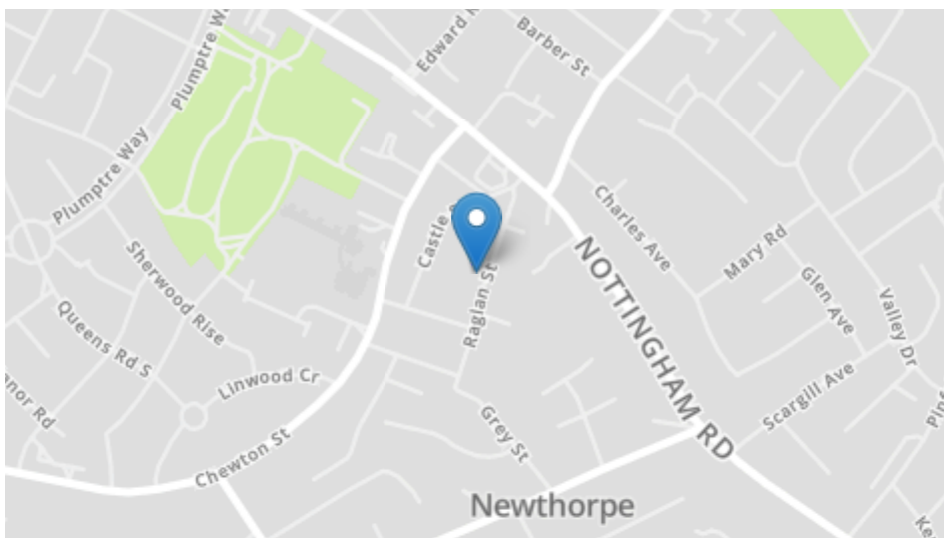
Raglan Street, Eastwood, NG16 3GT

£125,000

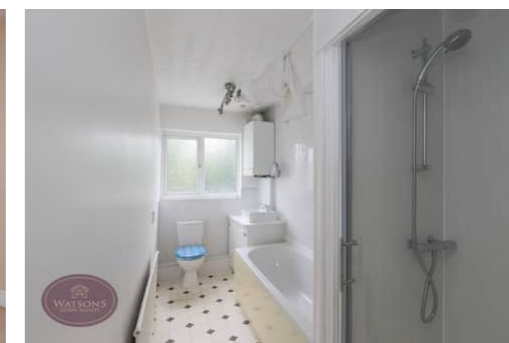


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		56	75
England, Scotland & Wales		EU Directive 2002/91/EC	



Our Seller says....

- Mid Town House
- 2 Bedrooms & Loft Room
- 2 Reception Rooms
- Sun Room
- Walking Distance From Amenities
- Excellent Road & Public Transport Links
- Ideal First Buy or Investment
- No Upward Chain

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 - 26754621

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



*** ATTENTION INVESTORS! *** This CHAIN FREE mid terrace house is bursting with potential and would make an ideal buy to let investment. Accommodation to the ground floor in brief comprises; lounge, dining room, fitted kitchen and lean to. To the first floor there are two bedrooms, bathroom and stairs leading to the loft room. To the rear of the property there is a good size rear garden with the potential to extend (subject to planning permission). Raglan Street is just a 3 minute walk from Nottingham Road & 'Hilltop' which has a number of shops, amenities, cafes and eateries. Regular buses run from Nottingham Road to various destinations including Nottingham City Centre, Eastwood & Alfreton making this particularly appealing for a range of individuals. With some modernisation this property could be totally transformed, call our team today to view!

Ground Floor

Lounge

3.58m x 3.26m (11' 9" x 10' 8") UPVC double glazed entrance door to the front, uPVC double glazed window to the front, wooden fire place surround and tiled hearth with inset space for fire. Radiator and door to the dining room.

Dining Room

4.26m x 3.61m (14' 0" x 11' 10") UPVC double glazed French doors leading to the sun room, stairs to the first floor, radiator and door to the kitchen.

Kitchen

4.29m x 1.72m (14' 1" x 5' 8") A range of matching wall & base units, work surfaces incorporating a stainless steel sink & drainer unit. Tiled flooring, radiator, space for cooker with extractor over, plumbing for washing machine. UPVC double glazed windows to the rear & side and door to the side.

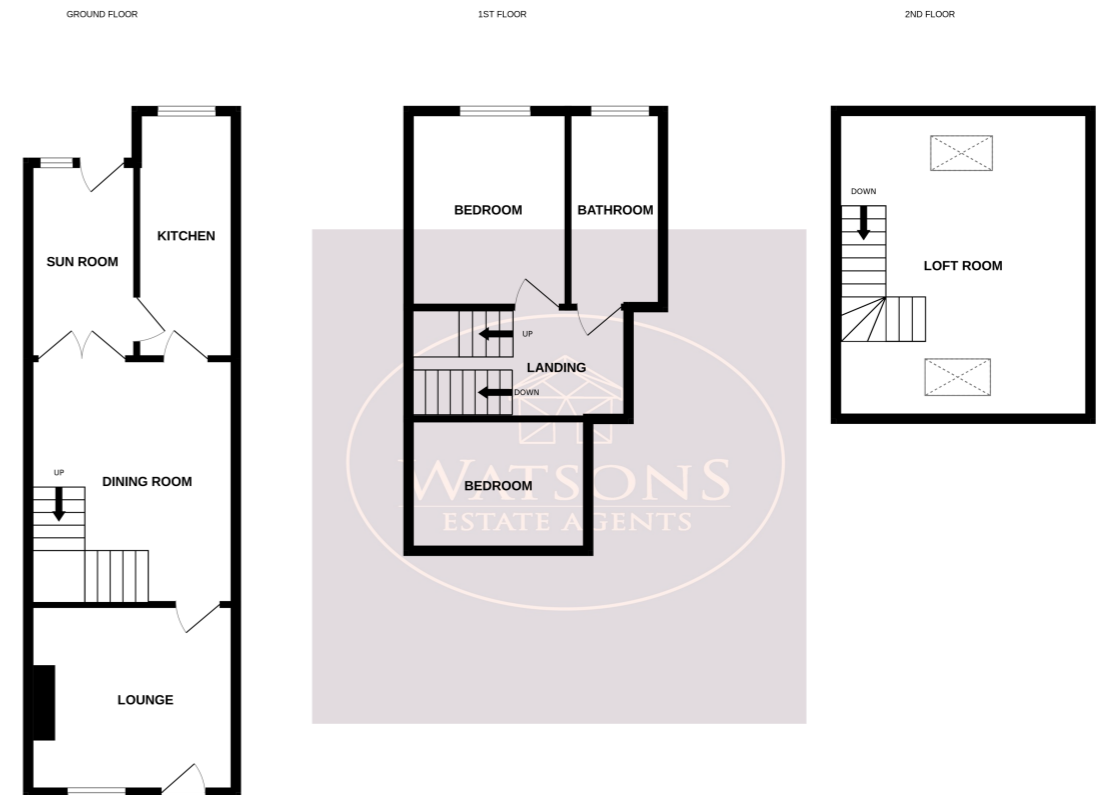
Sun Room

3.39m x 1.61m (11' 1" x 5' 3") Polycarbonate roof, tiled flooring and uPVC double glazed windows and door to the rear garden.

First Floor

Landing

Doors to both bedrooms and bathroom. Stairs to the loft 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.
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Bedroom 1

3.51m x 3.15m (11' 6" x 10' 4") UPVC double glazed window to the rear and radiator.

Bedroom 2

2.76m x 2.28m (9' 1" x 7' 6") UPVC double glazed window to the front, fitted wardrobe and radiator.

Bathroom

4 piece suite in white comprising WC, vanity sink unit, bath and shower cubicle. Radiator and obscured uPVC double glazed window to the rear.

Second Floor

Loft Room

5.13m x 4.44m (16' 10" x 14' 7") UPVC double glazed velux windows to the front & rear, access to the attic and radiator.

Outside

The rear garden offers a good level of privacy and comprises a timber decking seating area, turfed lawn, flower bed borders with a range of plants, shrubs & trees and timber built summer house. The garden is enclosed by timber fencing to the perimeter with gated access to the side.