

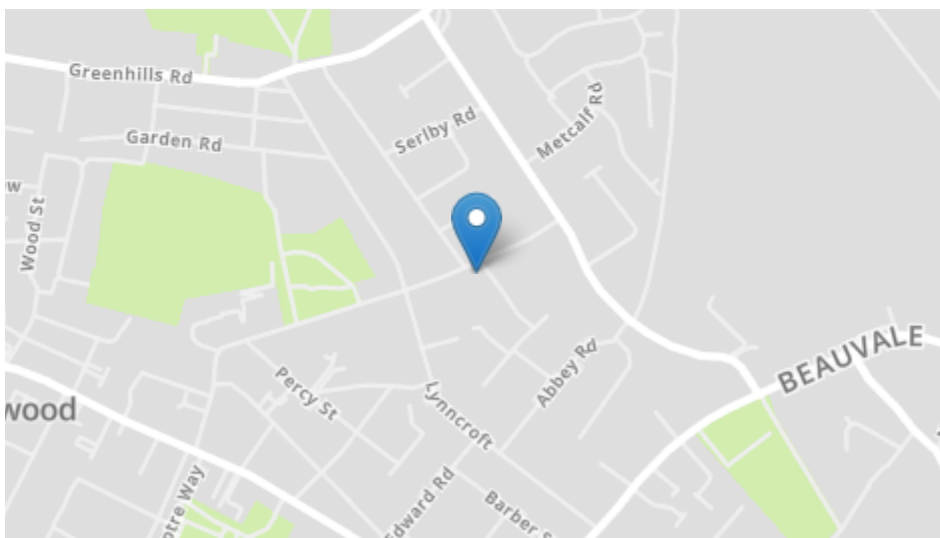
Walker Street, Eastwood, NG16 3FN

£210,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Our Seller says....

- Detached Bungalow
- 2 Double Bedrooms
- Corner Plot
- Driveway & Garage
- Popular Residential Location
- Excellent Road & Public Transport Links
- Ideal First Home or Investment
- VIEWING ADVISED

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 - 27464724

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



***** FOREVER HOME? ***** Located on a corner plot on the outskirts of Eastwood, the current owner has made recent improvements to this 2 bedrooms detached bungalow including new gas central heating system, rewiring and replastering, which means the lucky buyer can move in with peace of mind. The accommodation comprises in brief: entrance hall, lounge, kitchen, 2 double bedrooms and a bathroom. Outside, the garden to the front and side has also been enhanced to provide a more private space to enjoy the Summer sun. A driveway leading to the carport & garage provides good off street parking. There is a wide range of shops, amenities and public services nearby including shops doctors, dentists and vets. Nearby transport links include bus stops with regular routes running to various destination including Kimberley Nottingham & Alfreton. For more information or to book a viewing appointment, call our team.

Entrance Hall

UPVC double glazed entrance door, radiator and doors to all rooms.

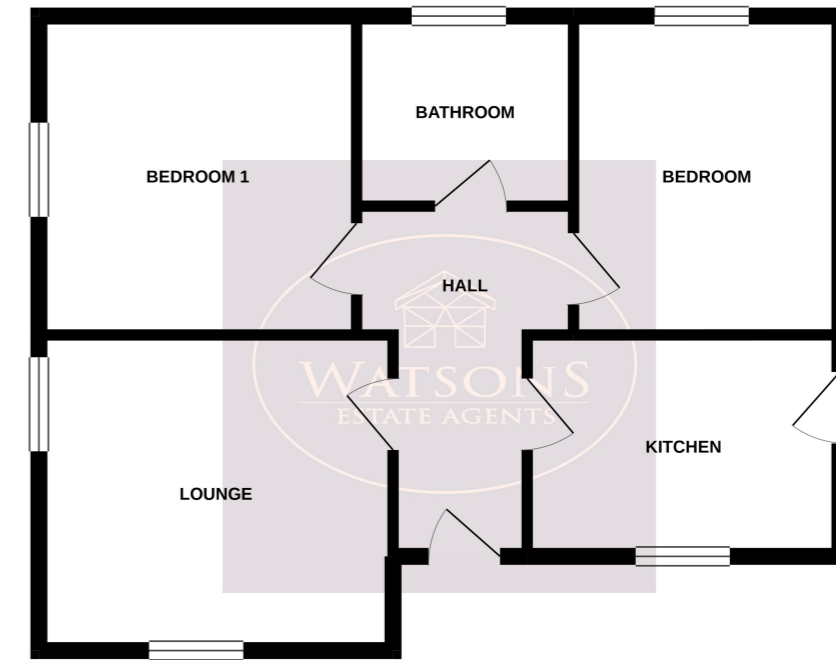
Lounge

3.74m x 3.36m (12' 3" x 11' 0") UPVC double glazed windows to the front and side, radiator and electric fire with fire place surround.

Kitchen

3.31m x 2.31m (10' 10" x 7' 7") A range of matching wall & base units, work surfaces incorporating a one & a quarter bowl & drainer unit. Integrated electric oven & gas hob with extractor over, plumbing for washing machine, tiled flooring, and cupboard housing the combination boiler. UPVC double glazed window to the front and external door to the side.

GROUND FLOOR
567 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA : 567 sq.ft. (52.7 sq.m.) approx.
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

3.39m x 3.36m (11' 1" x 11' 0") UPVC double glazed window to the side and radiator.

Bedroom 2

3.38m x 2.71m (11' 1" x 8' 11") UPVC double glazed window to the rear and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with electric shower over. Access to the attic, radiator, extractor fan and obscured uPVC double glazed window to the rear.

Outside

The front and side of the property is predominantly lawned with flower bed borders and a range of plants and shrubs. A tarmac driveway provides off road parking and leads to the integrated garage with up & over door and door to the rear.