

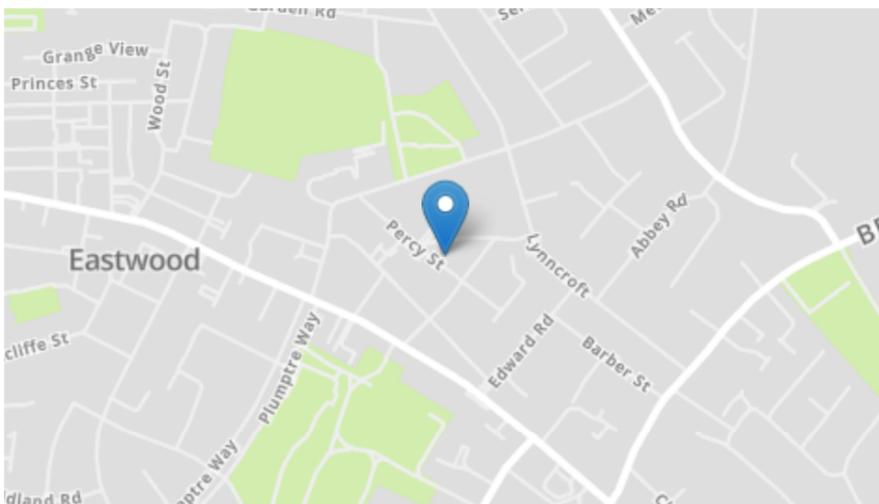
3 Percy Street, Eastwood, NG16 3EP

Offers Over £180,000

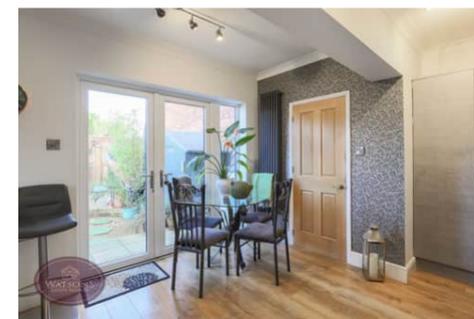


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Detached Double Front Victorian House
- 3 Bedrooms
- Open Plan Living Space
- Newly Fitted Kitchen
- Utility & Downstairs WC
- Private Rear Garden
- Walking Distance To Amenities
- Ideal First Buy or Family Home

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 - 26895206

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



*** DOUBLE-FRONTED DELIGHT! *** This STRUCTURALLY DETACHED Victorian home in Eastwood is not typical of the properties in the area. Being double fronted provides a configuration which gives an amazing amount of space for this price point. In brief, the accommodation comprises: open plan lounge diner, recently refitted modern kitchen which opens to a utility dining area, downstairs wc, upstairs landing to the 3 bedrooms (two good doubles) and family bathroom with 4 piece suite. Outside, the rear garden is quite low maintenance and offers a high level of privacy. On street parking to the front. Percy Street is a quiet cul-de-sac which sits just outside Eastwood Town Centre so there is easy access to a wealth of amenities and transport links including a regular bus service and M1 motorway. Call now to arrange a viewing.

Ground Floor

Dining Area

3.36m x 3.27m (11' 0" x 10' 9") Composite entrance door to the front, uPVC double glazed window to the front with integrated shutter blinds, radiator and open to the lounge.

Lounge

3.94m x 3.86m (12' 11" x 12' 8") UPVC double glazed window to the front with integrated shutter blinds, marble fire place with inset space for an electric fire, radiator and open to the kitchen.

Kitchen

3.35m x 2.32m (11' 0" x 7' 7") A range of matching wall & base units with under lighting and pull out larder and bespoke storage solutions offering further storage space. Work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit Integrated appliances to include: waist height double electric oven, grill & microwave, 5 ring gas hob with extractor over and fridge freezer. Karndean flooring, uPVC double glazed window to the rear and open to the utility area.

Utility/Dining Room

3.73m x 2.81m (12' 3" x 9' 3") A range of matching wall & base units with under lighting, integrated dishwasher, plumbing for washing machine, Karndean flooring, vertical radiator, uPVC double glazed window to the rear, French doors leading to the rear garden, doors to the WC, stairs and open to the kitchen.

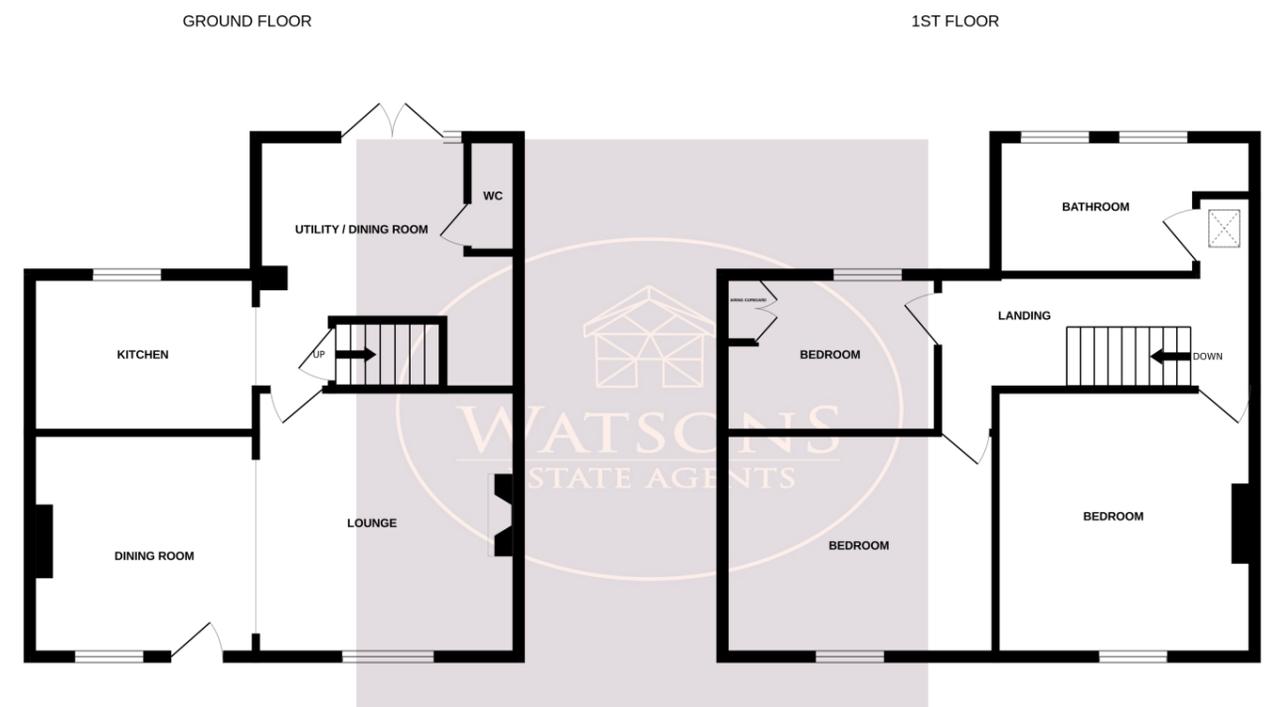
WC

WC, wall mounted sink, radiator and extractor fan.

First Floor

Landing

Access to the attic, radiator and doors to all bedrooms and bathroom.



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

4.49m x 3.29m (14' 9" x 10' 10") UPVC double glazed window to the front with integrated shutter blinds, radiator and feature exposed floor boards.

Bedroom 2

3.93m x 3.84m (12' 11" x 12' 7") UPVC double glazed window to the front with integrated shutter blinds, wood effect laminate flooring and feature raw steel radiator.

Bedroom 3

3.39m x 1.77m (11' 1" x 5' 10") UPVC double glazed window to the rear, airing cupboard housing the combination boiler, wood effect laminate flooring and radiator.

Bathroom

4 piece suite in white comprising WC, wall mounted sink, bath and shower cubicle with dual rainfall effect shower over. Vertical radiator, 2 obscured uPVC double glazed windows to the rear, ceiling spotlights, heated towel rail and extractor fan.

Outside

The low maintenance rear garden offers a good level of privacy and comprises a paved patio, gravel section, raised timber decking seating area, small pond with feature waterfall. Other features include external lighting, external tap and timber built shed. The garden is enclosed by wall & timber fencing to the perimeter with gated access to the side alley with a double exterior electric socket. On street parking to front.