

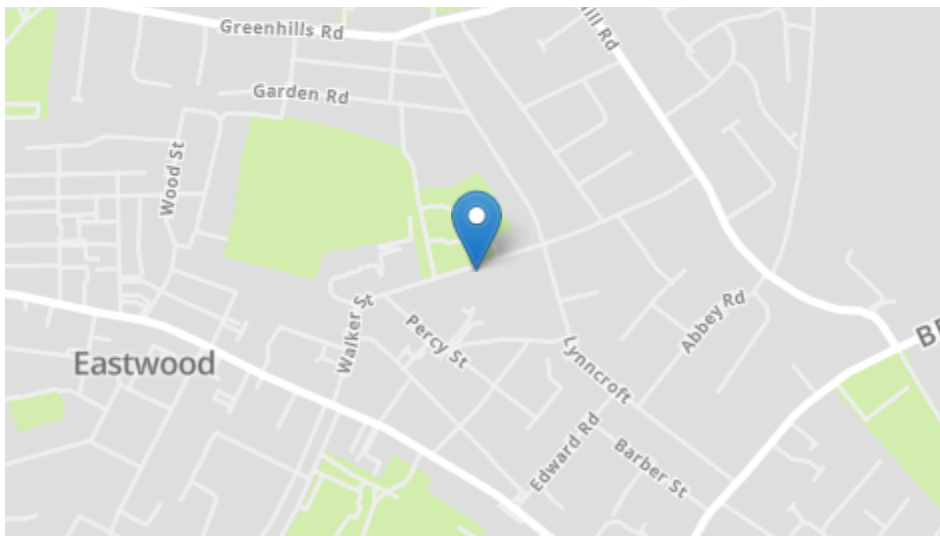
Walker Street, Eastwood, NG16 3EQ

£125,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	50	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



- Victorian Mid Terrace
- 2 Double Bedrooms
- 2 Reception Rooms
- Recently Refurbished
- Rear Garden
- Ideal First Home Or Investment
- No Upward Chain
- Close to Schools & Amenities

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 - 18931180

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



\*\*\* MOVE STRAIGHT IN! \*\*\* This Victorian terrace has undergone a recent refurbishment making it the perfect choice for buyers looking for a fuss free home. The accommodation comprises in brief; lounge, dining room, kitchen fitted with brand new high gloss units and an integrated oven & hob. On the first floor the landing leads to the 2 bedrooms and bathroom which is a good size and has been re fitted with a modern white suite. The property has been tastefully redecorated throughout with a modern, neutral theme and also benefits from new flooring. Outside, the rear garden has a paved patio area with steps leading to the garden which is enclosed by timber fencing. The property is located within walking distance to Eastwood Town Centre, which offers a wide range of shops, amenities and public services including doctors, dentists and vets. Nearby transport links include bus stops with regular routes running to various destination including Kimberley Nottingham & Alfreton. Buyers with children will also appreciate the close proximity to Lawrence View Primary school as well as parks and recreational play areas. For more information or to book a viewing appointment, call our team.

## Ground Floor

### Lounge

3.81m x 3.65m (12' 6" x 12' 0") UPVC double glazed entrance door, uPVC double glazed window to the front, radiator and door to the inner hall.

### Inner Hall

Stairs to the first floor and doors to the store room and dining room.

### Dining Room

3.92m x 3.7m (12' 10" x 12' 2") UPVC double glazed window to the rear, radiator and door to the kitchen.

### Lobby

Door to the rear garden and open access to the kitchen.

### Kitchen

3.76m x 2.1m (12' 4" x 6' 11") A range of matching high gloss wall & base units, work surfaces with inset sink & drainer unit. New appliances to include: integrated oven, hob with extractor over, washing machine and slimline dishwasher. Amtico flooring, ceiling spotlights, radiator and uPVC double glazed window to the side.

## First Floor

### Bedroom 1

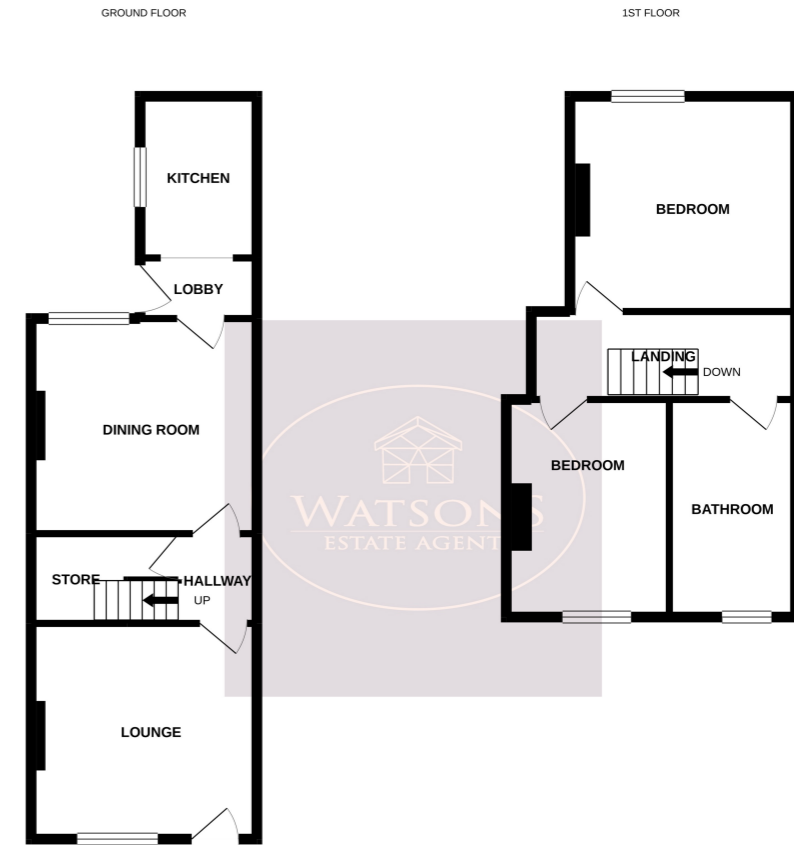
3.9m x 3.69m (12' 10" x 12' 1") UPVC double glazed window to the rear and radiator.

### Bedroom 2

3.73m x 2.74m (12' 3" x 9' 0") UPVC double glazed window to the front and radiator.

### Bathroom

3 piece suite in white comprising WC, pedestal sink unit and P shaped bath with dual rainfall effect shower over. Chrome heated towel rail, cupboard housing the combination boiler and obscured uPVC double glazed window to the front.



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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## Outside

The rear garden comprises of a paved patio with steps leading to a garden with flower beds, shrubs, trees and a greenhouse. The garden is enclosed by a boundary wall and timber fencing and has gated access to the side alley. A self contained outbuilding provides useful storage space, ideal for bikes and garden equipment.