

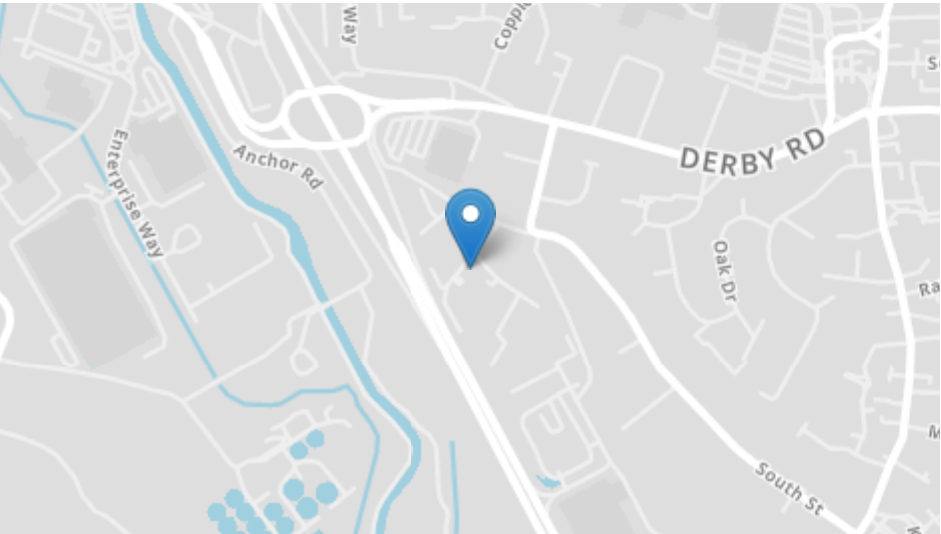
Great Northern Road, Eastwood, NG16 3PD

Guide Price £140,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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		
	60	83
England, Scotland & Wales		
EU Directive 2002/91/EC		



- Mid Terrace House
- 2 Double Bedrooms
- 2 Reception Rooms
- Fitted Kitchen
- Enclosed Rear Garden
- Walking Distance to Eastwood Town Centre
- Easy Access To A610 & M1 Motorway
- Ideal First Home/Investment
- No Upward Chain

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 - 28154967

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



*** GUIDE PRICE £140,000 - £150,000 *** A GREAT BUY ON GREAT NORTHERN ROAD! *** NO CHAIN *** Ready to move into and perfect for first time buyers or investors, this charming 2 double bedroom property is great for many amenities such as Eastwood town centre and access to the A610. Call our team today to book your viewing.

Ground Floor

Lounge

4.4m x 4.1m (14' 5" x 13' 5") UPVC double glazed bay window and entrance door to the front, radiator, laminate wood flooring, feature brick fireplace surround with inset electric fire. Door to the inner hall.

Inner Hall

Laminate wood flooring, door to the lounge, open to the dining room and under stairs storage cupboard.

Dining Room

4.11m x 3.66m (13' 6" x 12' 0") UPVC double window to the rear, radiator, fireplace surround with inset electric fire, laminate wood flooring. Door to the kitchen and stairs to the first floor.

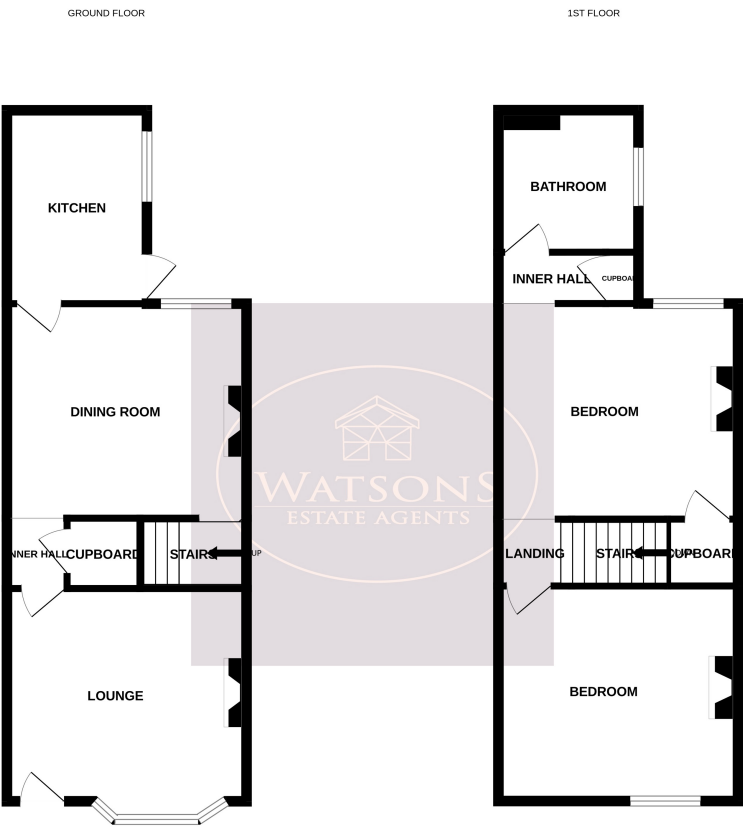
Kitchen

3.34m x 2.41m (10' 11" x 7' 11") A range of matching wall & base units with work surfaces incorporating an inset stainless steel sink & drainer unit. Space for cooker, fridge freezer and plumbing for washing machine. Laminate wood flooring, radiator, uPVC double glazed window and door to the side.

First Floor

Landing

Doors to both bedrooms.



Bedroom 1

4.11m x 3.65m (13' 6" x 12' 0") UPVC double glazed window to the front, radiator and feature fireplace.

Bedroom 2

4.04m x 3.66m (13' 3" x 12' 0") UPVC double glazed window to the rear, radiator, feature fireplace, and door to the inner hall.

Inner Hall

Doors to bedroom 2 and the bathroom, built in storage cupboard housing the combination boiler.

Bathroom

White 3 piece suite comprising wc, pedestal sink unit and panelled bath with electric shower over. Radiator, extractor fan and obscured uPVC double glazed window to the side.

Outside

The low maintenance rear garden is enclosed by timber fencing to the perimeter with gated access to the side and comprises paved patio seating area with gravel borders.