

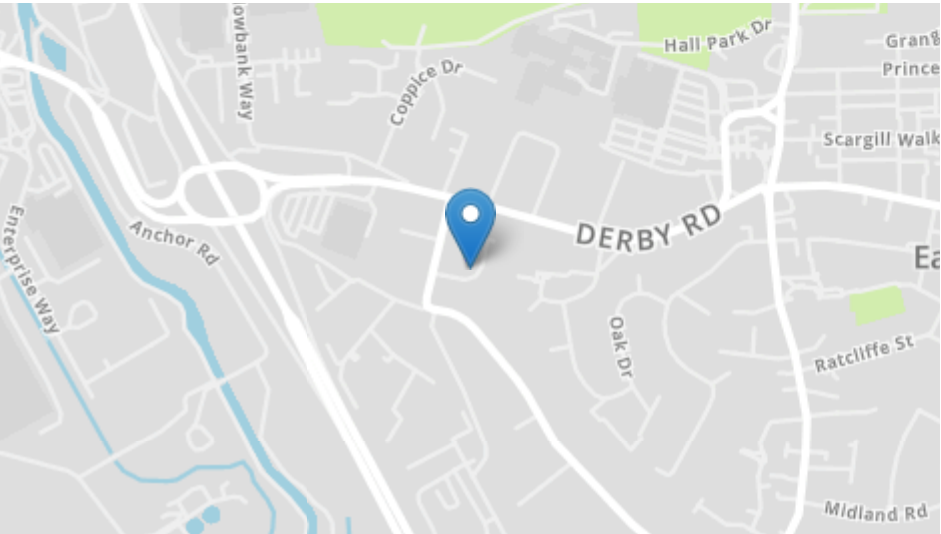
Ryemere Close, Eastwood, NG16 3PP

Offers In Region Of £170,000



Ryemere Close, Eastwood, NG16 3PP

Offers In Region Of £170,000



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		
	69	75
England, Scotland & Wales	EU Directive 2002/91/EC	



- Semi Detached House
- 3 Bedrooms
- Lounge
- Dining Kitchen & Conservatory
- First Floor Bathroom
- Generous Corner Plot
- Garden To Front, Rear & Side
- On Street Parking
- Garage En-Block
- Chain Free

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 - 29314545

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



*** CALLING ALL FIRST TIME BUYERS! *** This CHAIN FREE 3 bedroom property ticks all the boxes & offers just the right amount of space both inside & out. Accommodation in brief comprises; entrance hall, light & airy lounge, dining kitchen, conservatory, three bedrooms and bathroom. To the outside you'll find ample space with gardens to the front, side and rear offering the potential to extend (subject to planning permissions). Ryemere Close is conveniently located within walking distance of Eastwood Town Centre where you will find a wide variety of retail shops, eateries, both secondary & primary schools along with excellent transport links to both Nottingham and Derby City Centre. For those that commute, the A610/M1 are a stones throw away. This property has so much to offer both inside & out, call our team today to arrange your viewing! 01159385577 (OPTION 2).

Ground Floor

Entrance Hall

UPVC entrance door, radiator, stairs to first floor and door to lounge.

Lounge

4.73m x 3.90m (15' 6" x 12' 10") UPVC double glazed window to the front, radiator, feature fireplace with gas fire and door to dining kitchen.

Dining Kitchen

4.84m x 3.01m (15' 11" x 9' 11") A range of matching wall and base units with worksurfaces incorporating a stainless steel sink & drainer unit. Integrated appliances including fridge freezer, eye level double electric oven and 4 ring gas hob with extractor over. Tiled flooring, partially tiled walls, plumbing for washing machine and wall mounted combination boiler. UPVC double glazed window to the rear and door to conservatory.

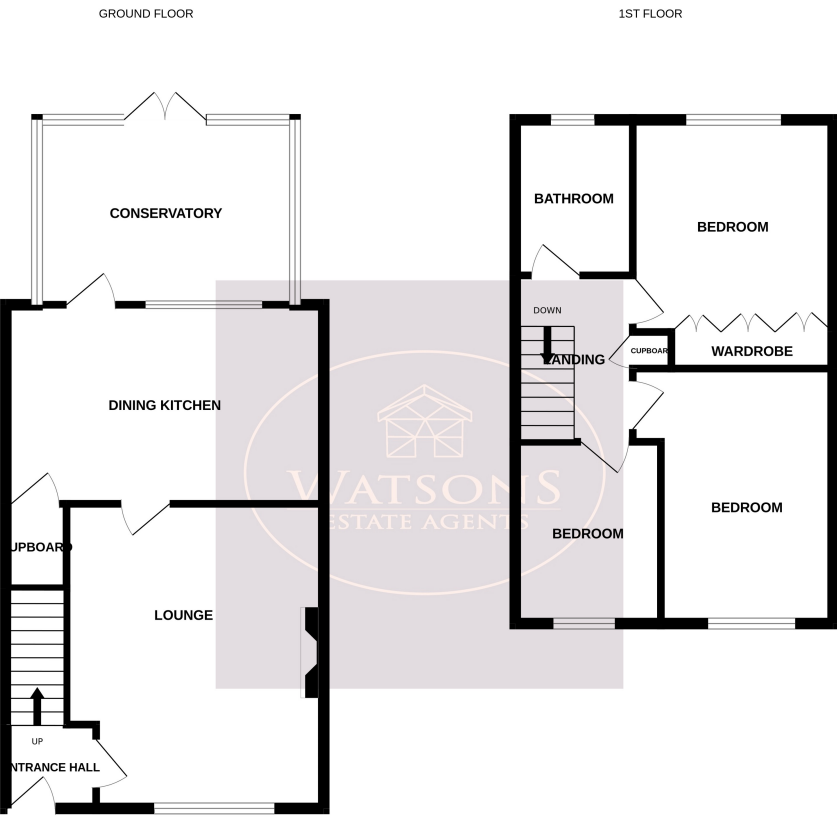
Conservatory

4.02m x 2.77m (13' 2" x 9' 1") UPVC French doors to rear garden, uPVC double glazed windows to the sides and radiator.

First Floor

Landing

Airing cupboard housing hot water tank 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 for 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.
Made with Metropix 02/25

Bedroom 1

3.36m x 2.92m (11' 0" x 9' 7") UPVC double glazed window to the rear fitted wardrobe and radiator.

Bedroom 2

3.82m x 2.73m (12' 6" x 8' 11") UPVC double glazed window to the front and radiator.

Bedroom 3

2.76m x 2.09m (9' 1" x 6' 10") UPVC double glazed widow to the front, wardrobe and radiator.

Bathroom

White 3 piece suite comprising of wc, pedestal sink and panel bath with electric shower over. Obscured uPVC double glazed window to the rear, radiator, tiled flooring and tiled walls.

Outside

The front of the property features an extensive front garden, a pathway leads from the road to the entrance iron gates, with a path leading to a raised paved area and the front entrance door. There is a large turfed lawn, with flower bed borders, and a summer house, enclosed by a mixture of timber fencing and hedges, with a timber gate leading to the rear garden. The rear garden features a paved seating area, with paved steps leading up to a raised turfed lawn area with flower bed borders, enclosed by stone walls and timber fencing. To the side of the property is a second paves seating area with a timber shed and bordered with flower beds and enclosed by timber fencing.