

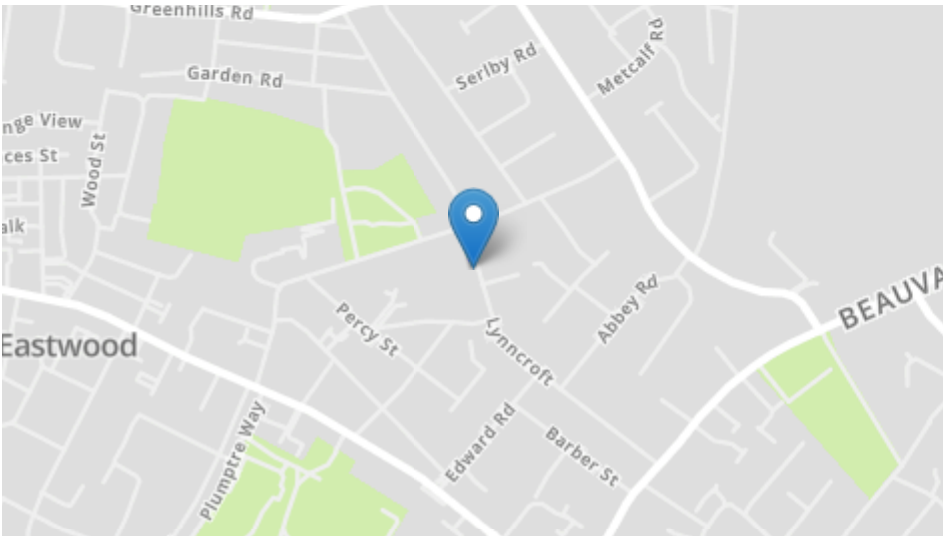
Lynncroft, Eastwood, NG16 3ER

Offers Over £140,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	87
(81-91)	B	
(69-80)	C	
(55-68)	D	65
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



- Mid Terrace House
- 2 Good Sized Bedrooms
- Lounge
- Dining Room
- Fitted Kitchen
- Enclosed Rear Garden
- Walking Distance to Eastwood Town Centre
- Excellent Road & Public Transport Links

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 - 28578205

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



*** COME HOME TO LYNNCROFT *** This charming 2 bedroom bay fronted terrace home is waiting for you! Boasting an open plan lounge/diner, kitchen, 2 bedrooms, bathroom and a private garden to the rear. Located close to Eastwood town centre this property has everything that a first time buyer or investor will be looking for. Call our team today to book your viewing.

Ground Floor

Lounge

5.52m x 3.63m (18' 1" x 11' 11") Composite entrance door and uPVC double glazed bay window to the front. Radiator, stairs to first floor and open to the dining room.

Dining Room

3.61m x 3.57m (11' 10" x 11' 9") UPVC double glazed window to the rear, radiator, inglenook fireplace and open to the kitchen.

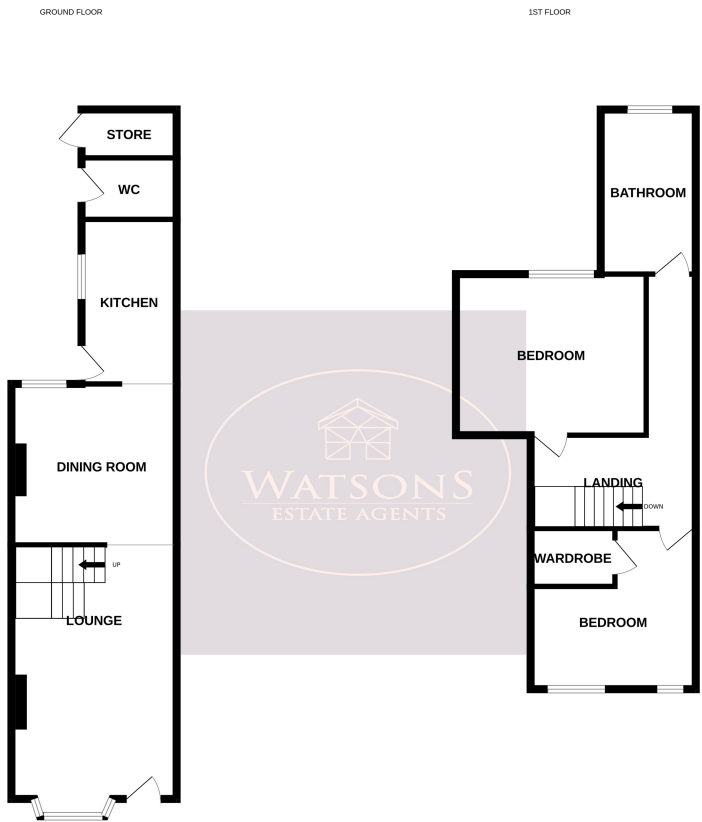
Kitchen

3.47m x 2.06m (11' 5" x 6' 9") A range of matching wall & base units with worksurfaces incorporating an inset stainless steel sink & drainer unit. Integrated appliances including electric oven and gas hob with extractor over. Plumbing for washing machine, space for fridge freezer, radiator and wall mounted combination boiler. UPVC double glazed window and door to the side.

First Floor

Landing

Doors to both bedrooms and the bathroom.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Metropix i2025

Bedroom 1

3.95m x 3.97m (13' 0" x 13' 0") UPVC double glazed window to the rear and radiator.

Bedroom 2

3.59m x 3.58m (11' 9" x 11' 9") 2 uPVC double glazed windows to the front, built in storage cupboard and radiator.

Bathroom

White 4 piece suite comprising wc, pedestal sink unit, panelled bath and shower cubicle with mains fed shower. Radiator and obscured uPVC double glazed window to the rear.

Outside

The rear garden is enclosed by timber fencing to the perimeter with gated access to the side and comprises paved patio, artificial lawn, brick built outdoor wc and store room, and timber shed.