

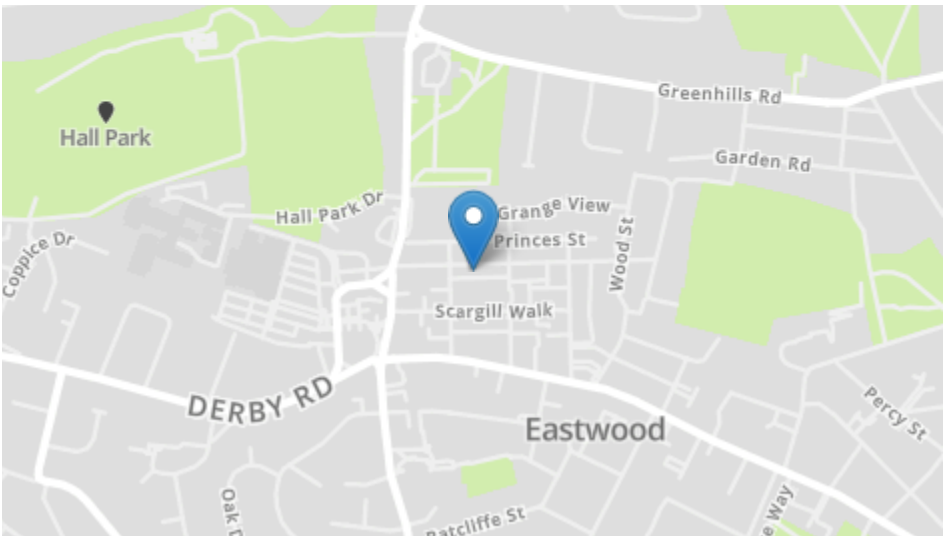
Princes Street, Eastwood, NG16 3AT

£125,000



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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	67	
(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 Double Bedrooms
- Spacious Lounge
- Modern Fitted Kitchen
- Shower Room & Separate Bathroom
- Refurbished To A High Standard
- No Upward Chain
- Low Maintenance South Facing Rear Garden
- Walking Distance From Eastwood Town Centre
- Excellent Rental Yield For Buy To Let Investors

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 - 28736699

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



*** THE FRESH PRINCE OF EASTWOOD! *** NO CHAIN AND READY TO MOVE INTO! *** Located in the heart of the D.H.Lawrence Conservation area, this charming two double bedroom mid terrace home has just recently been refurbished to a high standard and is considered a great investment opportunity as it is within walking distance to Eastwood town centre and many of it's fantastic amenities. Boasting generous living space comprising of a living room, dining room, re-fitted modern kitchen, two double bedrooms (the master bedroom having its own bathroom), re-fitted shower room, and a recently landscaped garden. A great purchase for either a first time buyer or buy to let investor, to book your viewing call us today!

Ground Floor

Lounge

4.53m x 3.57m (14' 10" x 11' 9") Composite entrance door, two uPVC double glazed window to the front, laminate wood flooring, radiator and door to dining room.

Dining Room

3.59m x 3.53m (11' 9" x 11' 7") UPVC double glazed window to the rear, laminate wood flooring, radiator, stairs to first floor, under stair storage and door to kitchen.

Kitchen

3.63m x 1.62m (11' 11" x 5' 4") A range of matching base units with worksurfaces incorporating an inset stainless steel sink & drainer unit. Integrated electric oven with 4 ring gas hob and extractor fan over, laminate wood flooring, radiator, wall mounted combination boiler and uPVC door to the rear garden.

First Floor

Landing

Doors to both bedrooms and shower room.

Shower Room

White 3 piece suite comprising wc, pedestal sink and mains fed cubicle shower. Chrome heated towel rail, extractor fan, wood laminate flooring, partially tiled walls and obscured uPVC double glazed window to the front.

Bedroom 2

3.58m x 3.06m (11' 9" x 10' 0") UPVC double glazed window to the front and radiator.

Bedroom 1

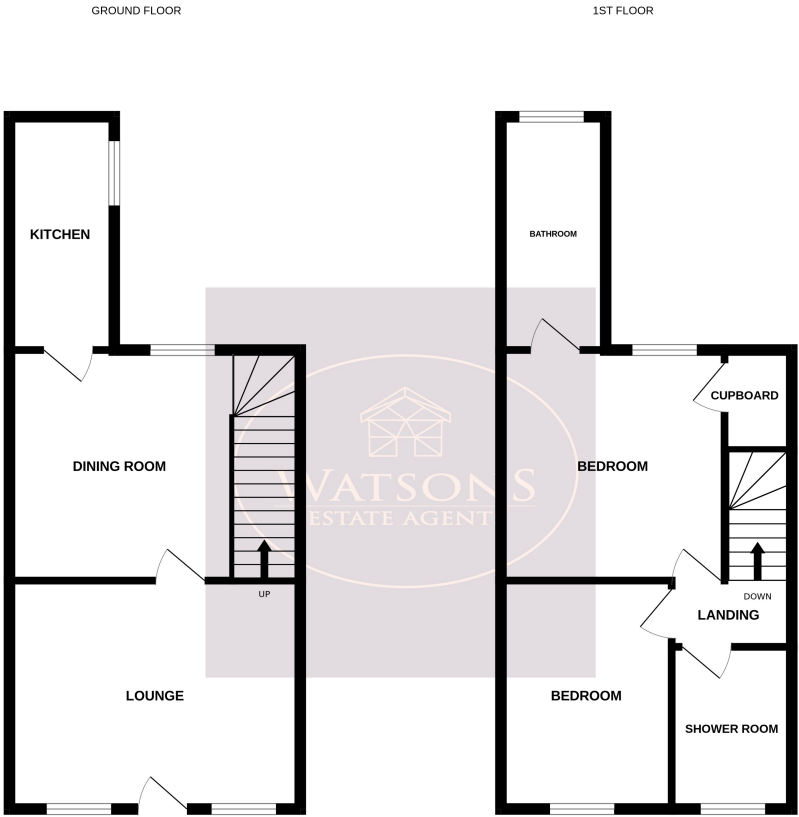
3.61m x 3.56m (11' 10" x 11' 8") UPVC double glazed window to the rear, radiator, storage cupboard and door to bathroom.

Bathroom

White 3 piece suite comprising wc, pedestal sink and panel bath with mains fed shower over. Chrome heated towel rail, laminate wood flooring, partially tiled walls and obscured uPVC double glazed window to the rear.

Outside

The front of the property has a paved pathway with gravel flower bed either side and is enclosed by a brick partition wall. The rear garden features a paved area, leading to a brick bordered raised turfed lawn area and is enclosed by timber fencing.



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 purchases. 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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