

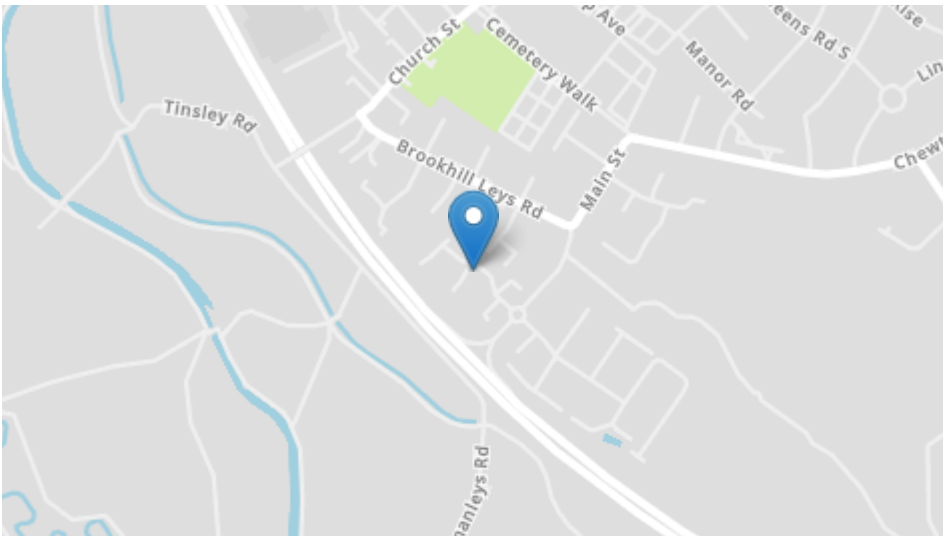
Stephenson Road, Eastwood, NG16 3UD

Offers Over £190,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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 - 28134622



- Semi Detached Family Home
- 2 Double Bedrooms
- Modern Fitted Kitchen
- Off Road Parking
- Private South West Facing Rear Garden
- Excellent Road & Public Transport Links
- Walking Distance To Amenities
- 6 Years NHBC Warranty

Our Seller says....

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
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*** GUIDE PRICE £190,000 - £200,000 *** A STUNNER ON STEPHENSON *** Positioned on a cul de sac, this modern semi detached home ticks all the boxes for any first time buyer or for those looking to downsize. Accommodation to the ground floor in brief comprises; entrance hallway, ground floor WC, lounge and modern dining kitchen. To the first floor there are 2 DOUBLE bedrooms and bathroom. Externally this property does not disappoint with a driveway for two cars and an enclosed rear garden perfect for those summer BBQ's. The property has been well maintained and presented as new, but an NHBC builders warranty provides peace of mind for approximately 5 years. Being located just half a mile from Eastwood Town centre, which has a wide range of shops & amenities & is served by regular public transport including the Trent Barton Rainbow One. The A610 & Junction 26 of the M1 motorway are also just a short drive away. This property is a MUST VIEW, call our Eastwood team today on 01159385577 (option 2).

Ground Floor

Entrance Hall

Composite entrance door to the front, radiator and doors to the WC and lounge.

WC

WC and pedestal sink unit. Radiator, wood effect laminate flooring and extractor fan.

Lounge

4.47m x 3.63m (4.57m max) (14' 8" x 11' 11") UPVC double glazed window to the front, radiator, stairs to the first floor with under stairs storage and door to the dining kitchen.

Dining Kitchen

4.56m x 2.57m (15' 0" x 8' 5") A range of matching wall & base units with work surfaces incorporating a stainless steel sink & drainer unit. Integrated electric oven & gas hob with extractor over. Space for fridge freezer, plumbing for washing machine, wood effect laminate flooring, radiator, uPVC double glazed window to the rear and French doors leading to the rear garden.

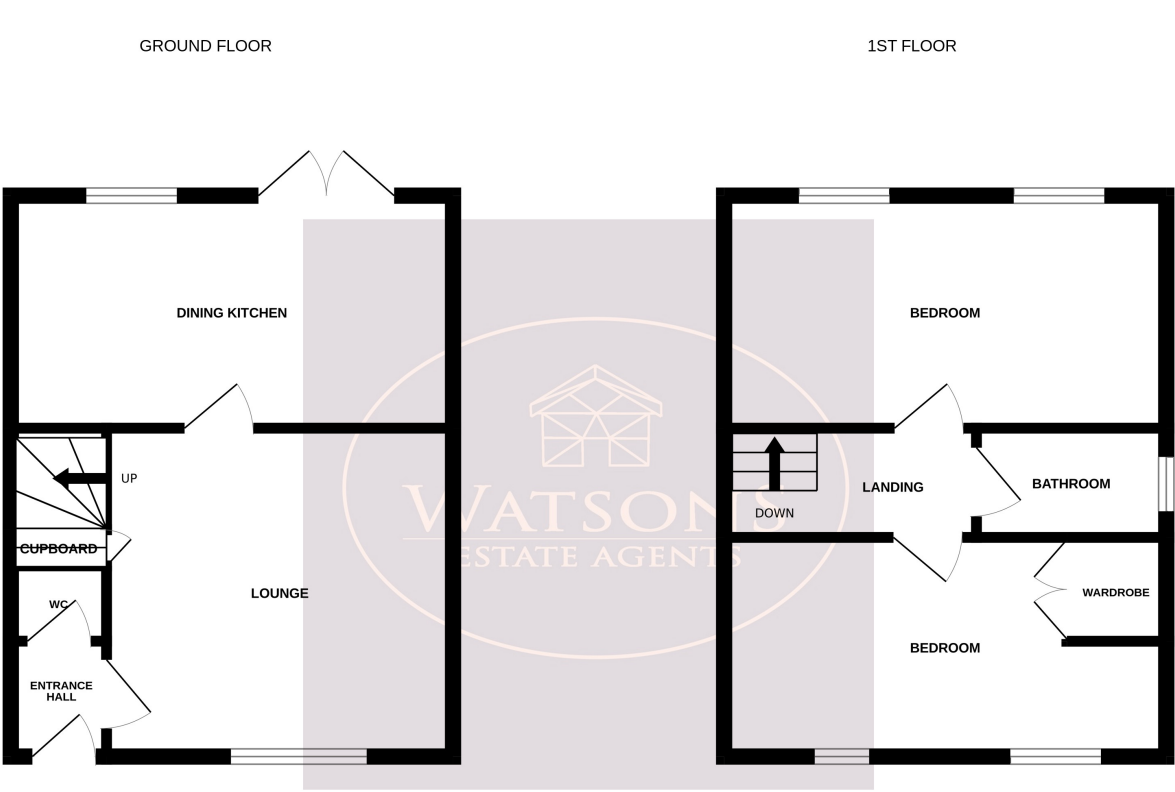
First Floor

Landing

Access to the attic, radiator and doors to both bedrooms and bathroom.

Bedroom 1

4.57m x 2.45m (15' 0" x 8' 0") Two uPVC double glazed windows to the front and rear, fitted wardrobe, storage cupboard and radiator.



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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Bedroom 2

4.56m x 2.58m (15' 0" x 8' 6") Two uPVC double glazed windows to the front, and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and panel bath with mains fed shower over. Obscured uPVC double glazed window to the side, extractor fan and heated towel rail.

Outside

To the front of the property is a tarmacadam driveway with parking for 2 cars. The rear garden offers a good level of privacy and comprises a paved patio and lawned garden. The garden is enclosed by timber fencing to the perimeter with gated access to the side.

Agents Note

The seller has provided us with the following information: The boiler is located in the kitchen and is 5 years old. It was last serviced August 2025. The service charge is £200 per annum with Trust Green.