

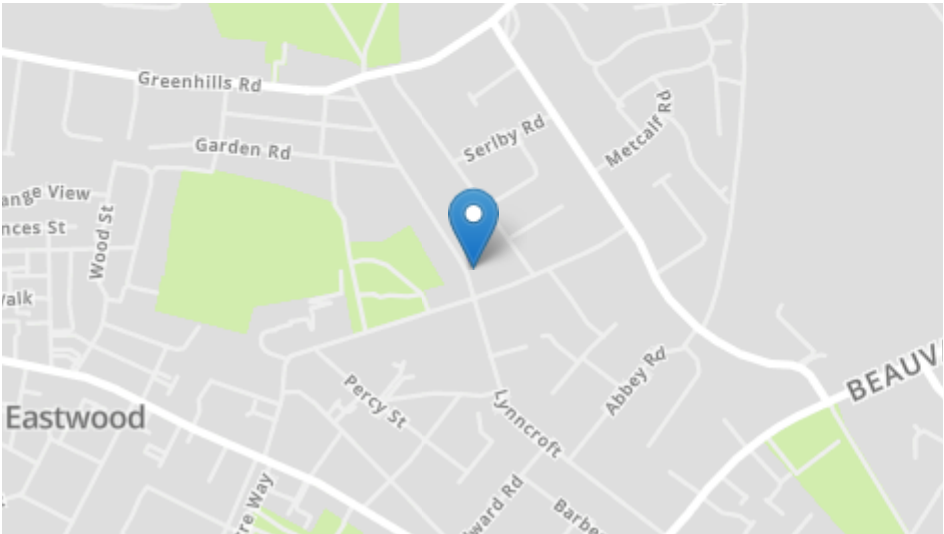
Lynncroft, Eastwood, Nottingham, NG16 3FQ

£125,000



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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		
	61	83
England, Scotland & Wales	EU Directive 2002/91/EC	



- Mid Terrace Home
- 2 Double Bedrooms
- Lounge
- Fitted Dining Kitchen
- Enclosed Private Rear Garden
- Walking Distance to Eastwood Town Centre
- Excellent Road & Public Transport Links
- Ideal First Buy or 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 - 28903145

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



*** EXCELLENT FIRST TIME BUY OR BUY TO LET INVESTMENT *** NO CHAIN ***

This brilliant 2 bedroom terrace home is the perfect addition to any buy to let portfolio or the perfect place to get you foot on the property ladder! Comprising internally a kitchen/diner, living room which opens onto a good size private rear garden, 2 bedrooms and a bathroom. A great location for Eastwood town centre and a wide range of amenities this property is worthy of an internal inspection! Call our team today to get your viewing booked in!

Ground Floor

Kitchen

3.64m x 3.02m (11' 11" x 9' 11") A range of matching wall & base units with worksurfaces incorporating an inset stainless steel sink & drainer unit. Radiator, wall mounted combination boiler and under stairs storage cupboard. UPVC double glazed window and entrance door to the front, open to the lounge and stairs to the first floor.

Lounge

4m x 3.53m (13' 1" x 11' 7") UPVC double glazed window to the rear, radiator and feature fireplace. Door to the rear lobby.

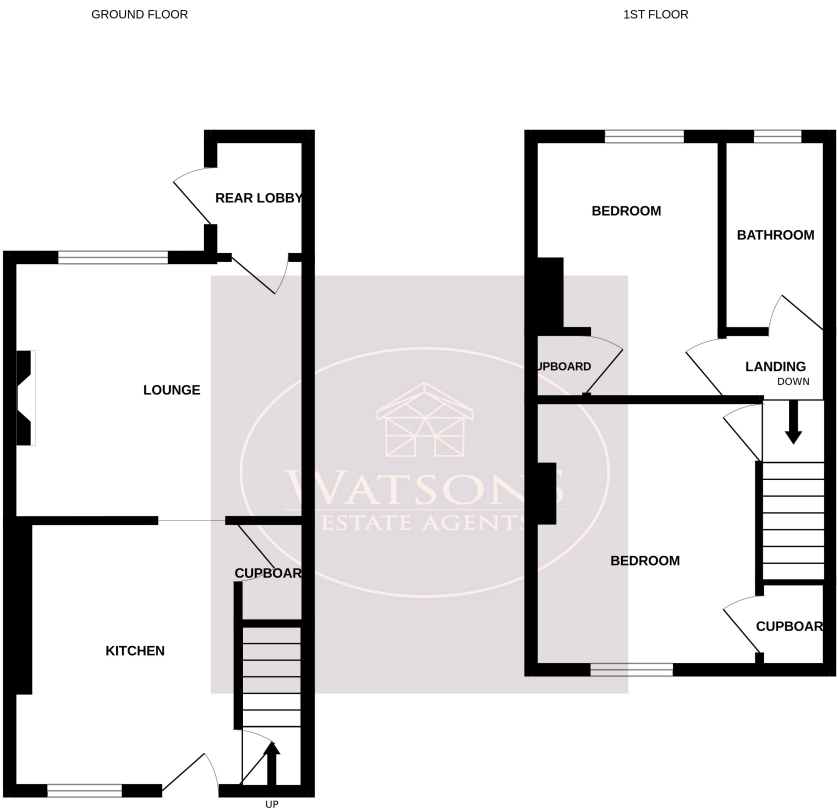
Rear Lobby

Door to the rear garden, plumbing for washing machine and space for tumble dryer.

First Floor

Landing

Doors to both bedrooms and the 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their speciality or efficiency can be given.
Made with Metropix 02/2025

Bedroom 1

3.67m x 3.05m (12' 0" x 10' 0") UPVC double glazed window to the front, radiator and built in storage cupboard.

Bedroom 2

3.52m x 2.61m (11' 7" x 8' 7") UPVC double glazed window to the rear, radiator and built in storage cupboard.

Bathroom

White 3 piece suite comprising wc, pedestal sink and panelled bath. Obscured uPVC double glazed window to the rear.

Outside

The landscaped rear garden is enclosed by timber fencing to the perimeter with gated access to the side and comprises paved patio, turfed lawn and timber shed.