

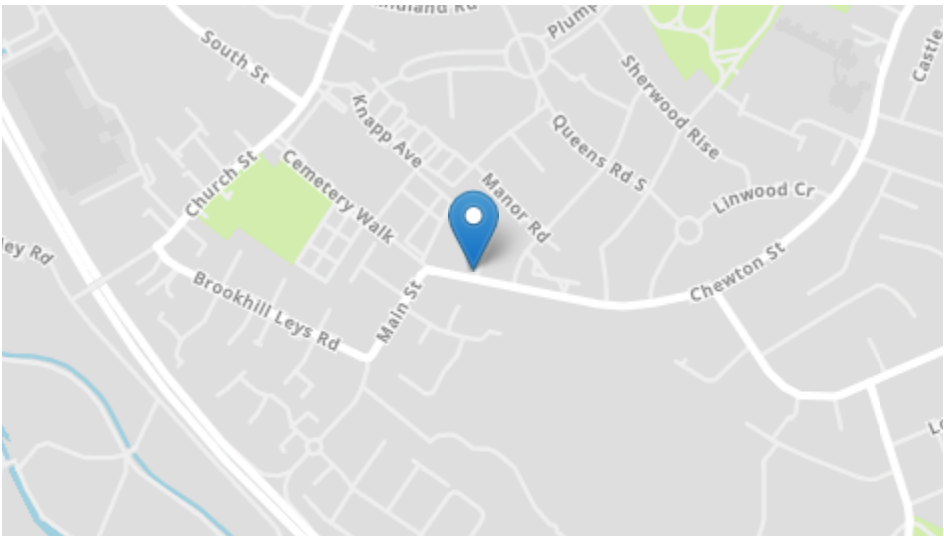
Chewton Street, Eastwood, NG16 3JN

£140,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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7 Days a week
or email
mail@watsons-residential.co.uk
Ref - 29635633

- Mid Terrace Home
- Three Bedrooms
- Light & Airy Lounge
- Spacious Dining Kitchen
- Ground Floor Bathroom
- Enclosed Low Maintenance Rear Garden
- Close To Amenities
- Great Road & Transport Links (M1)
- Desired School Catchment Area
- Ideal For First Time Buyers & Investors

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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8am-8pm - 7days



*** LOOKING FOR YOUR FIRST HOME? WELL LOOK NO FURTHER! *** Call us today to book your viewing on this charming 3 bedroom terrace home and you will not be disappointed! Comprising internally of a living room, dining kitchen, ground floor bathroom, 2 double bedrooms and a further bedroom which could be used as a home office/nursery or even conversion to an en-suite bathroom and at the rear is a pleasant low maintenance garden. Located in a sought after area close to many amenities and having great access to the A610 and M1 this property is a perfect place to start your home owning journey or a great potential buy to let investment! Call us today to book your viewing!

First Floor

Lounge

4.16m x 2.88m (13' 8" x 9' 5") Composite entrance door, uPVC double glazed window to the front and door to kitchen.

Dining Kitchen

4.10m x 3.34m (13' 5" x 10' 11") A range of matching base units with worksurfaces with inset stainless steel sink & drainer unit. Wall mounted combination boiler, space for fridge freezer, feature fireplace with inset gas fire, tiled flooring, uPVC double glazed window to the rear, door to stairs to first floor, door to utility area and door to bathroom.

Rear Lobby

UPVC door to the rear garden and door to bathroom.

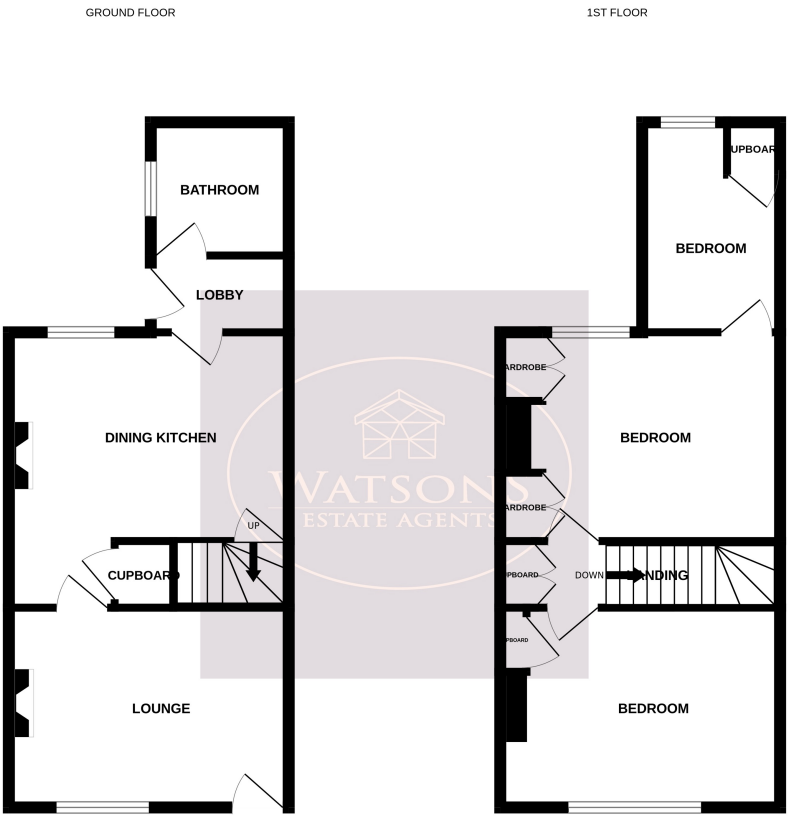
Bathroom

White three piece suite comprising wc, vanity sink and panel bath. Obscured uPVC double glazed window to the side, extractor fan, ceiling spotlights, tiled walls, vinyl flooring and radiator.

First Floor

First Floor Landing

Storage cupboard and doors to bedrooms one and two.



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 quality or efficiency can be given.
Made with Metropix 12/25

Bedroom 1

3.56m x 3.37m (11' 8" x 11' 1") UPVC double glazed window to the rear, radiator, fitted wardrobes and door to bedroom 3.

Bedroom 2

4.13m x 2.87m (13' 7" x 9' 5") UPVC double glazed window to the front, storage cupboard and radiator.

Bedroom 3

3.31m x 2.07m (10' 10" x 6' 9") UPVC double glazed window to the rear, storage cupboard and radiator.

Outside

To the front of the property is a paved area leading to the entrance door, palisaded by a brick wall and wrought iron gate. The rear garden features paved path leading to a raised patio seating area with block paved pathway leading to a timber shed as well as giving access to a timber gate, the area is enclosed by timber fencing.

*** AGENT NOTE ***

AGENT NOTE: The seller has provided us with the following information; shared access to the rear garden, the gas boiler is located in the kitchen, it is less that 5 years old and was serviced within the last 5 years.