

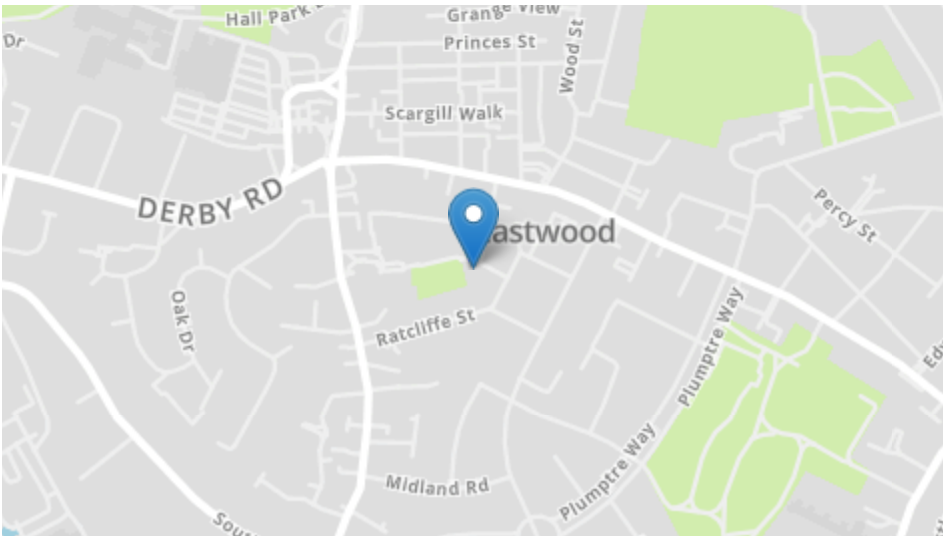
Church Walk, Eastwood, NG16 3BG

Offers Over £240,000



Church Walk, Eastwood, NG16 3BG

Offers Over £240,000



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		
	56	78
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 - 26848824

- Three Storey Semi Detached House
- Three Double Bedrooms
- Two Spacious Reception Rooms
- Bathroom, Shower Room & Ground Floor WC
- Fitted Kitchen
- Ample Off Road Parking
- Low Maintenance Rear Garden & Coach House
- Walking Distance From Eastwood Town Centre
- Great Road & Transport Links
- Desired School Catchment Area

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
www.watsons-residential.co.uk

0115 938 5577
8am-8pm - 7days



*** TRADITIONAL TOWN CENTRE LIVING! *** This spacious 3 storey 3 bedroom period semi detached villa style home is located only a short walk from Eastwood town centre and it's great selection of shops and convenient public transport! Providing spacious and flexible living space laid out over 3 floors comprising of entrance hallway, living room, dining room, kitchen and a downstairs WC. On the first floor 2 bedrooms and a partially completed shower room and to the top floor a further bedroom and bathroom. Benefiting from private off-road parking and at the rear a coach house which is currently used as a workshop but could be considered ideal for conversion to an ANNEX! This is an excellent home for those wanting something with character and charm but desire a location great for everyday living, to view this wonderful home call us today to book your viewing!

Ground Floor

Entrance Hall

UPVC entrance door, stairs to first floor, door to cellar and doors to dining room and lounge.

Lounge

4.17m x 3.81m (13' 8" x 12' 6") UPVC double glazed bay window to the front and radiator.

Dining Room

4.17m x 3.68m (13' 8" x 12' 1") Two uPVC double glazed window to the side and a uPVC double glazed window to the rear, inglenook feature fireplace with multifuel log burner, wood flooring and door to kitchen.

Kitchen

4.32m x 2.18m (14' 2" x 7' 2") A range of matching wall and base units with worksurfaces incorporating an inset 1.5 sink & drainer unit. Integrated appliances including electric oven, gas hob with extractor fan over and space for washing machine and dishwasher. UPVC double glazed window to the side, tiled flooring and door to the ground floor WC and uPVC door to the rear garden.

Ground Floor WC

Low level WC, pedestal sink, tiled flooring and uPVC double glazed window to the side.

First Floor

First Floor Landing

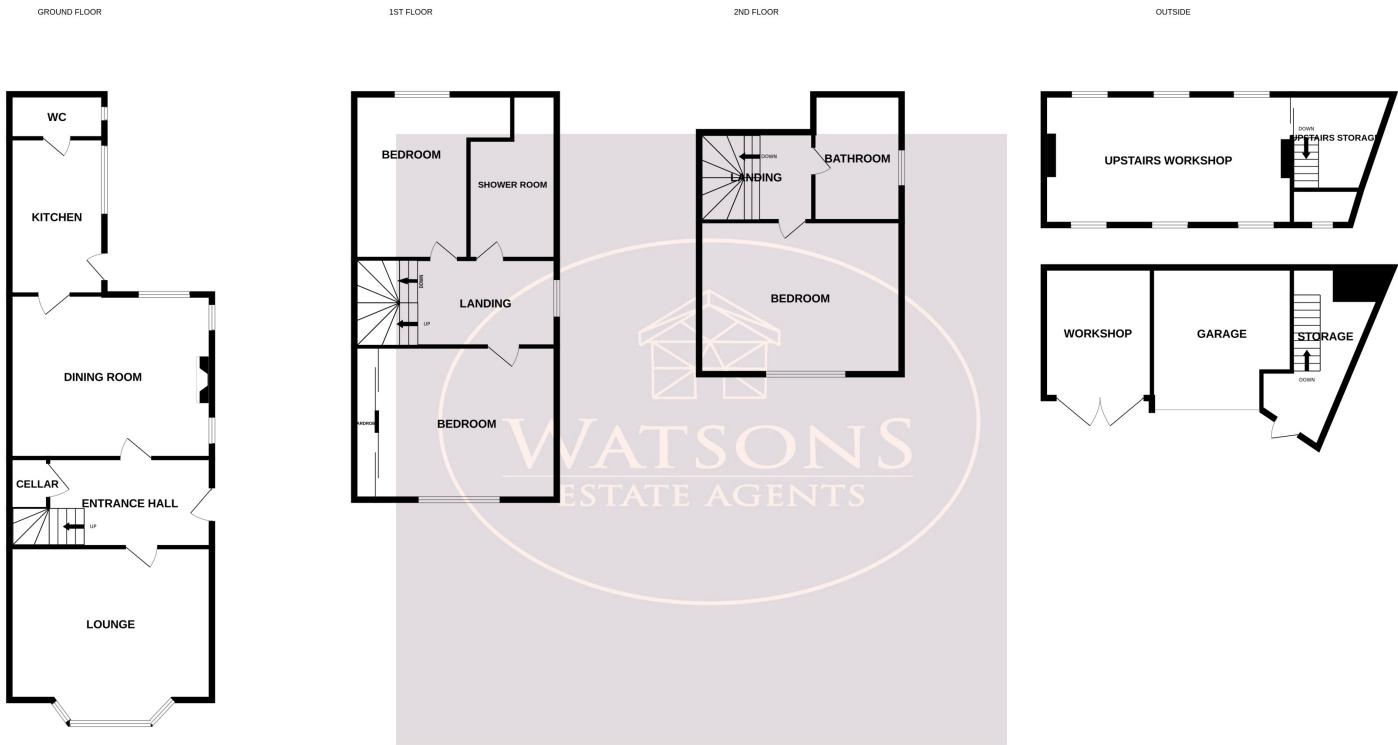
UPVC double glazed window to the side, doors to two bedrooms and bathroom, stairs to second floor.

Bedroom 1

4.17m x 3.81m (13' 8" x 12' 6") UPVC double glazed window to the front, fitted wardrobe, laminate wood flooring and radiator.

Bedroom 3

3.68m x 3.17m (12' 1" x 10' 5") (MAX) UPVC double glazed window to the rear 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.
Made with Metropix ©2025

Bathroom

Exposed wood flooring, pedestal sink and cubicle shower.

Second Floor

Second Floor Landing

Doors to bathroom and bedroom.

Bedroom 2

4.27m x 3.68m (14' 0" x 12' 1") UPVC double glazed window to the front and radiator.

Bathroom

White four piece suite comprising of wc, pedestal sink, panel bath and electric fed cubicle shower, partially tiled walls, uPVC double glazed window to the side and storage cupboard.

Outside

To the front of the property is a partially tarmacadam drive and gravel driveway leading to the entrance door, with timber double gates leading to the rear garden. The rear garden features a patio seating area palisaded by a half brick wall and a gravel pathway leading to the coach house.

*** AGENT NOTE ***

AGENT NOTE: The seller has provided us with the following information; the combination boiler is located on the first floor bathroom, it is three years old and was serviced upon installation. The road on which the property resides is permitted.