

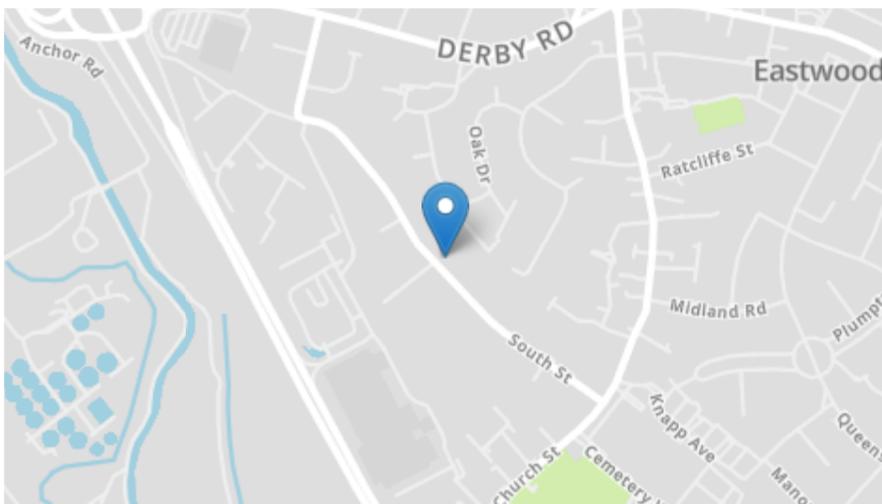
South Street, Eastwood, NG16 3PH

£220,000



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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			
		71	78
England, Scotland & Wales		EU Directive 2002/91/EC	



- Semi Detached Home
- Three Bedrooms
- Spacious Lounge
- Light & Airy Modern Dining Kitchen
- Three Piece Bathroom Suite
- Large Low Maintenance Rear Garden
- Driveway Parking
- Desired School Catchment Area
- Close To Amenities
- Ideal for Families or First Time Buyers

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 - 30093559

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



*** A FANTASTIC MOVE AWAITS ON SOUTH STREET **** This well presented semi detached home offers spacious and modern accommodation, making it an ideal choice for families or first time buyers alike. The property is conveniently located close to local amenities, within a desired school catchment area, and benefits from excellent road and transport links including the M1 and A610, perfect for those needing to commute. The accommodation comprises a welcoming entrance hallway with useful storage, leading through to a spacious lounge with windows to both the front and rear, creating a bright and comfortable living space. To the rear of the property is a light and airy modern dining kitchen, fitted with a range of units and integrated appliances, with sliding patio doors opening onto the garden, making it a great space for both everyday living and entertaining. To the first floor there are three bedrooms along with a stylish three piece family bathroom fitted with bath and shower over, providing practical accommodation for growing families. Externally, the property benefits from driveway parking to the front, while to the rear is a large low maintenance garden creating a fantastic outdoor space for relaxing or hosting guests. Offering generous living space, a great garden and a convenient location, this lovely home is ready for its next chapter. Contact our team today to arrange your viewing! 0115 938 5577 (Option 2)

Ground Floor

Entrance Hall

Composite entrance door, uPVC double glazed windows to the front, stairs to first floor, Karndean flooring, under stairs storage, laminate wood flooring and door to lounge and dining kitchen.

Lounge

5.24m x 3.50m (17' 2" x 11' 6") Two uPVC double glazed windows to the rear and front and radiator and Karndean flooring.

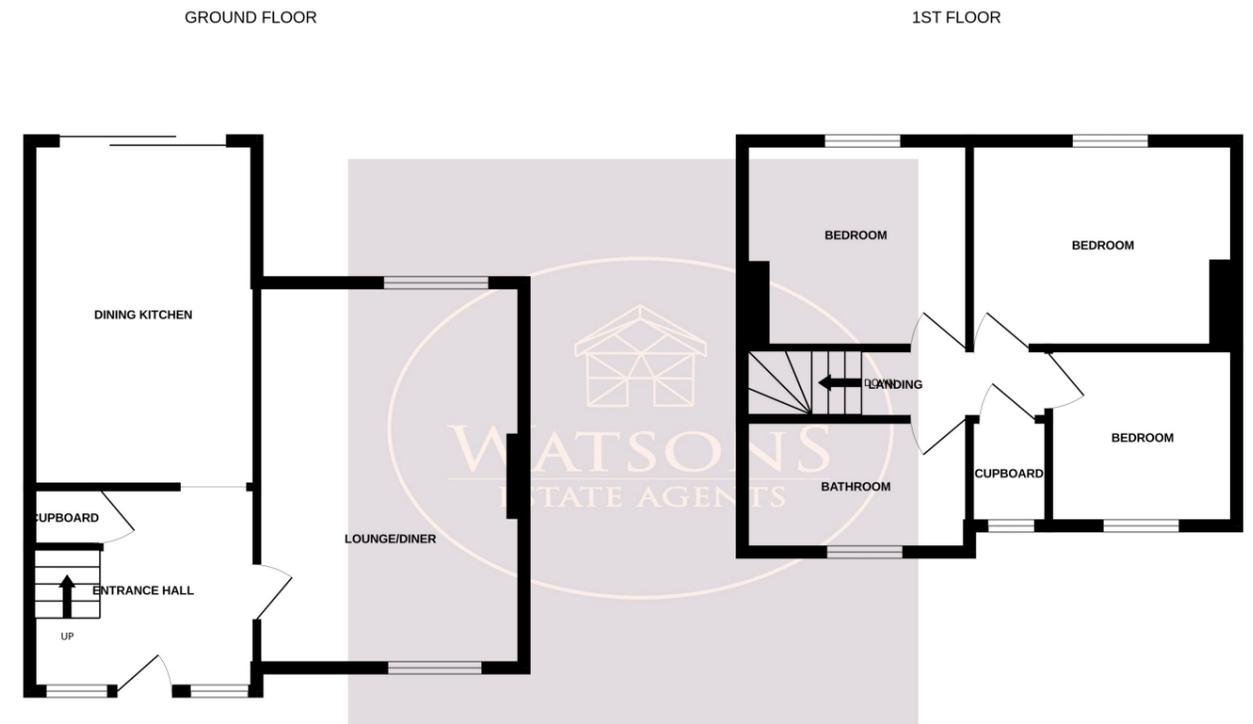
Dining Kitchen

4.72m x 2.93m (15' 6" x 9' 7") A range of wall and base units with worksurfaces incorporating an inset 1.5 stainless steel sink and drainer unit. Integrated appliances including electric oven, electric hob with extractor fan over, space for fridge freezer and plumbing for washing machine. Laminate wood flooring, partially tiled walls, ceiling spotlights and sliding patio doors to the rear garden.

First Floor

Landing

Doors to all bedrooms, bathroom and storage cupboard housing boiler.



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 1

3.31m x 2.73m (10' 10" x 8' 11") UPVC double glazed window to the rear, laminate wood flooring and radiator.

Bedroom 2

3.04m x 2.73m (10' 0" x 8' 11") UPVC double glazed window to the rear, laminate wood flooring and radiator.

Bedroom 3

2.42m x 2.42m (7' 11" x 7' 11") UPVC double glazed window to the front, laminate wood flooring and radiator.

Bathroom

White three piece suite comprising wc, vanity sink and panel bath with mains fed shower over. Obscured uPVC double glazed window to the front, chrome heated towel rails, tiled flooring, tiled walls and ceiling spotlights.

Outside

To the front of the property is a sliding wrought iron gate giving access to the driveway and entrance door. The rear garden features a large patio seating area, a raised timber platforms with gravel, giving access to the turfed lawn area with gravel borders. To the rear is a summer house with covered decked seating area; the garden is palisaded by timber fencing.

*** AGENT NOTE ***

AGENT NOTE: The seller has provided us with the following information; the gas boiler is located in the upstairs storage cupboard.