

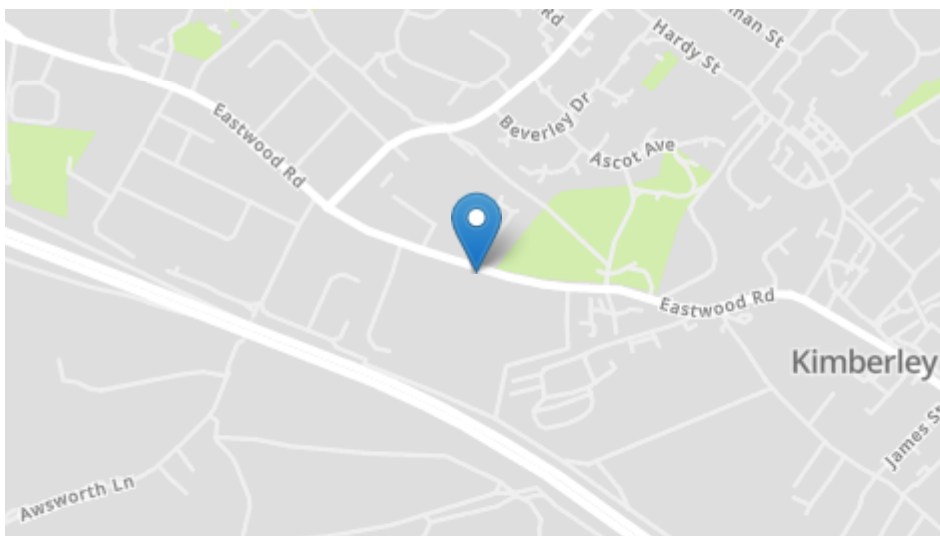
Eastwood Road, Kimberley, NG16 2HX

£175,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Victorian Mid Terrace
- 2 Double Bedrooms
- Dining Kitchen
- Utility Room
- Good Size Rear Garden
- Excellent Road & Public Transport Links
- Well Presented Throughout
- Ideal First Home

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 - 27176027

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



*** CALLING ALL FIRST TIME BUYERS! *** This Victorian terrace in Kimberley would suit a first time buyer looking to get on the property ladder or a down-sizer looking for a cosy manageable home. The accommodation comprises in brief; lounge, dining kitchen and utility room which gives access to the rear garden. On the first floor, the landing leads to two double bedrooms and the bathroom which is fitted with a white suite. Outside, the generous rear garden is a key selling feature of this home and offers a good level of privacy and has a tree lined outlook. The convenient location is served by regular public transport and is less than half a mile from Kimberley Town Centre and Giltbrook Retail Park. For more information or to book your viewing, call our team.

Ground Floor

Lounge

3.79m x 3.3m (12' 5" x 10' 10") Composite entrance door, ceiling beams, uPVC double glazed bay window to the front, inset space for an electric fire and door to the dining kitchen.

Dining Kitchen

3.78m x 3.56m (12' 5" x 11' 8") A range of matching wall & base units, work surfaces incorporating a ceramic sink & drainer unit. Integrated electric oven & halogen hob with extractor over, cupboard housing the boiler, under stairs storage cupboard, uPVC double glazed window to the rear, radiator, stairs to the first floor and door to the utility room.

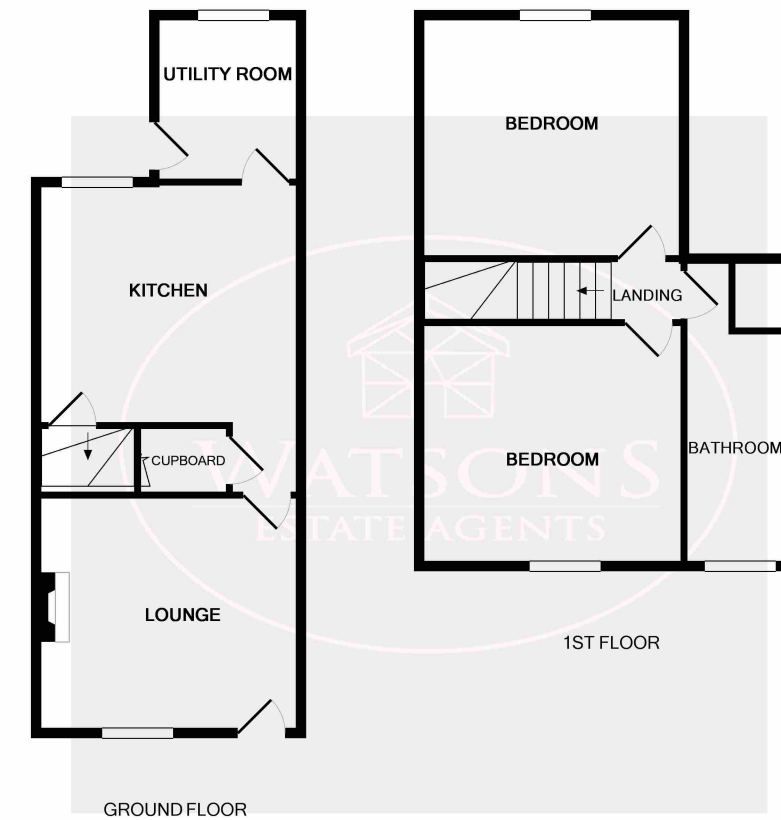
Utility Room

Work surfaces, plumbing for washing machine, wood effect laminate flooring, uPVC double glazed window to the rear and door to the rear garden.

FIRST FLOOR

Landing

Doors to both bedrooms and bathroom.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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

3.83m x 3.57m (12' 7" x 11' 9") UPVC double glazed window to the rear and radiator.

Bedroom 2

3.42m x 3.37m (11' 3" x 11' 1") UPVC double glazed window to the front and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with electric shower over. Obscured uPVC double glazed window to the front, radiator, airing cupboard housing the hot water tank and access to the attic which is partly boarded with drop down ladder and light.

Outside

The mature rear garden offers a good level of privacy and enjoys a tree lined outlook to the rear. The garden has various sections including a decking area, lawn, gravel beds and mature trees, plant and shrubs. The garden is enclosed by timber fencing, hedging and shrubbery and there is a shared right of way across the garden for access.