

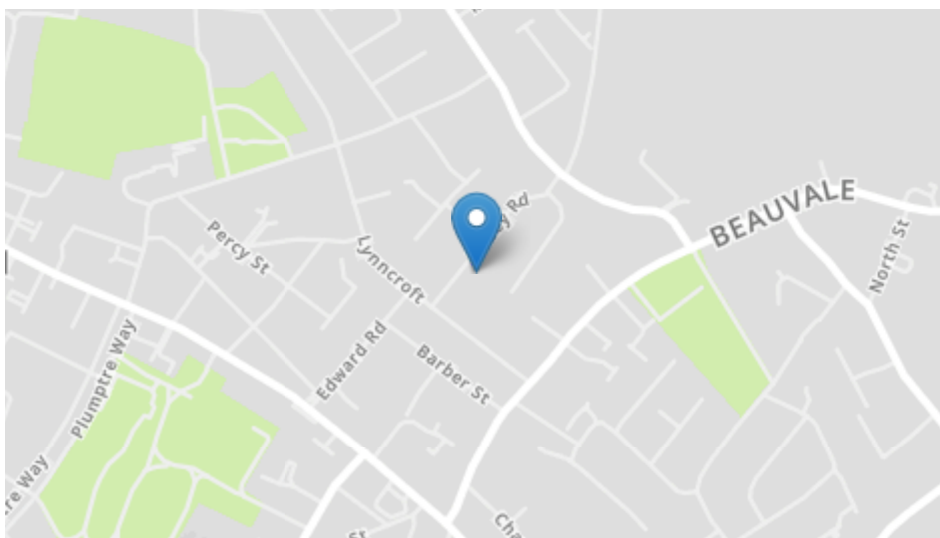
Abbey Road, Eastwood, NG16 3FF

£250,000



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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			
		55	83
England, Scotland & Wales		EU Directive 2002/91/EC	



- Semi Detached Bungalow
- 2 Double Bedrooms
- Fitted Dining Kitchen
- Spacious Lounge & Conservatory
- Driveway & Detached Garage
- Landscaped Rear Garden
- Easy Access To A610 & M1 Motorway
- No 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 - 27906047

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



*** CHECK OUT THE SPACE! *** If you are looking for great internal space and great external space, especially if you own a caravan or motorhome, then take a look at this charming two bedroom bungalow which is offered for sale with NO CHAIN. Boasting 2 double bedrooms, breakfast kitchen, living room, generous gardens to front and rear, ample private parking and a detached garage. Located in a desirable residential area within a short distance to shops, public transport and many amenities, we strongly recommend a viewing to fully appreciate this lovely home!

Ground Floor

Entrance Hall

Composite entrance door, storage cupboard housing the combination boiler, doors to the dining kitchen, shower room and both bedrooms.

Dining Kitchen

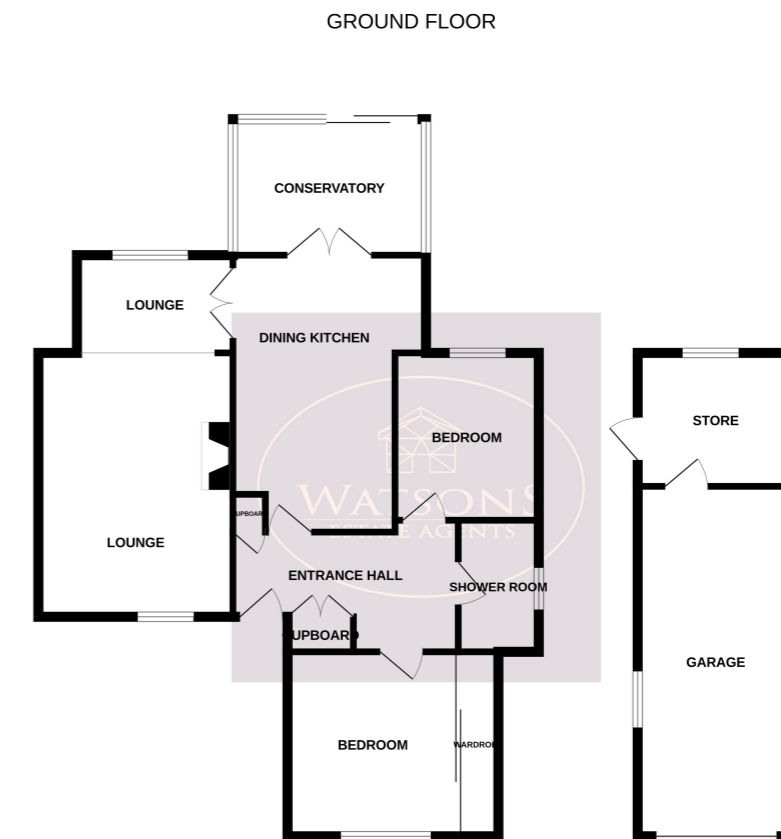
5.4m x 3.8m (17' 9" x 12' 6") A range of matching wall & base units with worksurfaces incorporating an inset sink and drainer unit, gas oven and hob with extractor over. Integrated appliances including fridge freezer, washing machine and dishwasher. Karndean tiled flooring, radiator, breakfast bar and opening to the dining area with uPVC double glazed French doors leading to the conservatory, and double doors leading to the lounge.

Lounge

6.46m x 3.47m (21' 2" x 11' 5") UPVC double glazed windows to the front and rear, traditional feature fireplace with electric fire, radiator, double doors to the dining kitchen.

Conservatory

3.46m x 2.43m (11' 4" x 8' 0") Karndean tiled flooring, radiator, patio doors to the rear garden, uPVC double glazed windows to the side and rear.



While every attempt has been made to ensure the accuracy of the footprint contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 is given as to their operability or efficiency. ©2014 Made with Metropix

Bedroom 1

3.77m x 3.32m (12' 4" x 10' 11") UPVC double glazed window to the front, fitted sliding door wardrobe and radiator.

Bedroom 2

2.87m x 2.73m (9' 5" x 8' 11") UPVC double glazed window to the rear and radiator.

Shower Room

White 3 piece suite comprising; wc, vanity sink unit and shower cubicle with mains fed shower. Vanity mirror, chrome heated towel rail, tiled floor and obscured uPVC double glazed window to the side.

Outside

To the front of the property is a turfed lawn, flower bed borders with a range of plants & shrubs and tarmac driveway which leads alongside to the detached garage fitted with power and electric up & over door. The rear garden is enclosed by hedges and timber fencing with gated access to the side and comprises; paved patio, turfed lawn, and flower bed borders with a range of plants & shrubs.