



Offers Over £190,000 Freehold

126 EASTWOOD ROAD | KIMBERLEY | NOTTINGHAM | NG16 2HF

BuckleyBrown
ESTATE AGENTS

THE PERFECT STARTER OR FAMILY HOME!!

We're delighted to present this charming move in ready three-bedroom mid-terrace property, ideally located in the ever-popular area of Kimberley, Nottingham. Boasting spacious accommodation throughout and within close reach of local shops, schools, and amenities, this property offers the perfect blend of comfort and convenience. Let's take a look inside...

Starting with the lounge, this welcoming space features laminate flooring and a multi burner fireplace, creating the perfect cosy atmosphere for relaxing evenings at home.

Moving through to the dining room, you'll find a beautifully presented area complete with laminate flooring and an open staircase. There's ample room here for a dining table and chairs, making it an ideal space for family meals and entertaining guests.

The kitchen is fitted with a modern range of cabinets and units complemented by work surfaces above. It also includes an integrated oven, space for appliances, and tiled walls and flooring for easy maintenance. There's the added bonus of access to the rear of the property, perfect for enjoying the outdoor space. The Hive heating system was updated in the last year.

Heading upstairs, you'll find three well-sized, carpeted bedrooms, each offering flexibility and plenty of room to make your own. The family bathroom completes this floor, featuring a three-piece suite with a shower over the bath—an ideal space to relax and unwind.

Outside, the rear of the property offers a charming decking seating area, accompanied by a small outbuilding for additional storage. To the front, there's a neat gravel area surrounded by fencing, adding to the property's appeal.

This lovely home is ready to welcome its next owners—whether you're a first-time buyer, downsizer, or growing family, it's one you won't want to miss! Call today to arrange your viewing!





Living Room 12'0" x 11'11"

Featuring the laminate flooring, Hive central heating system, multi-burner fireplace and a window overlooking the front of the property with shutter blinds.

Dining Room 12'0" x 16'5"

Completed with laminate flooring, Hive central heating system, an open staircase and a window with shutter blinds overlooking the garden.

Kitchen 5'9" x 11'6"

Completed with a range of modern cabinets and units, with work surfaces above, integrated oven, space for appliances, tiled walls and flooring. Including dual aspect windows and access to the rear of the property.

Hall

Hive central heating system and completed with;

Bedroom One 9'4" x 11'11"

Featuring carpeted flooring, Hive central heating system and a window with shutter blinds overlooking the front of the property.

Bedroom Two 8'11" x 13'0"

Featuring carpeted flooring, Hive central heating system and a window with shutter blinds overlooking the rear of the property.

Bedroom Three 6'0" x 8'4"

Featuring carpeted flooring, Hive central heating system and a window with shutter blinds overlooking the front of the property.

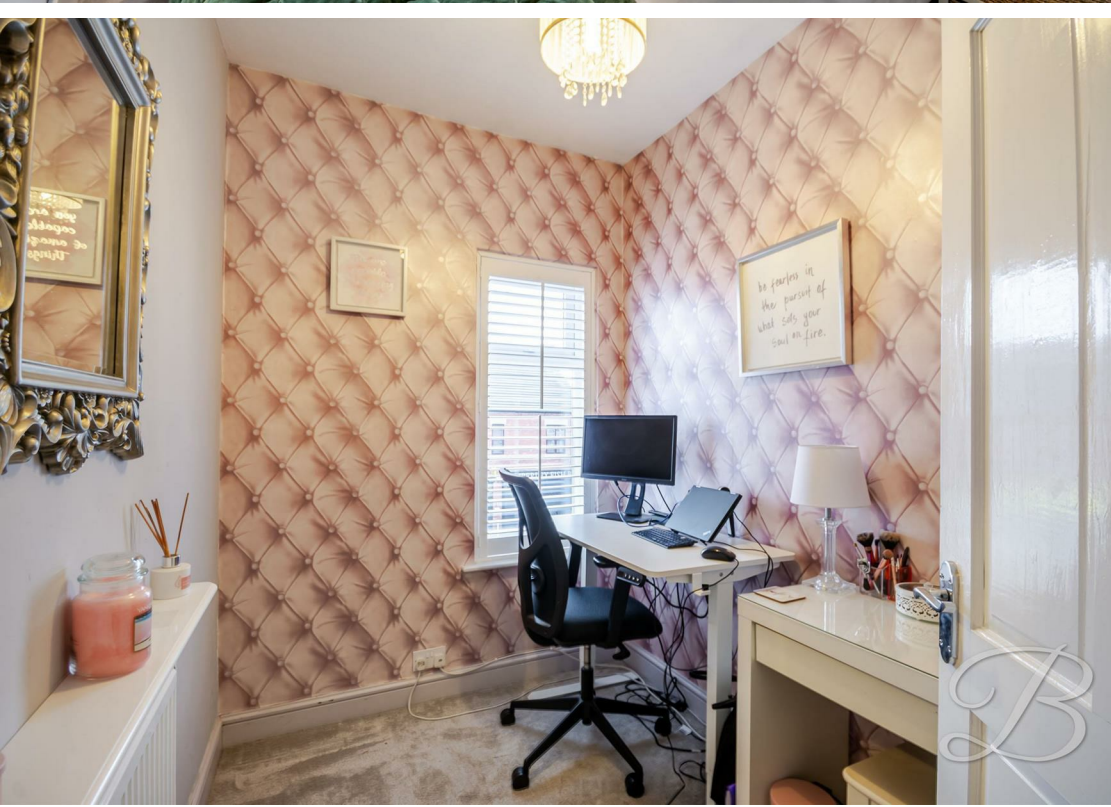


Bathroom 5'9" x 11'5"

Completed with laminate flooring, a three piece suite including low flush toilet, hand wash basin and a shower over the bath. Finished with window overlooking the rear of the property.

Outside

To the rear of the property hosts a decking seating area, accompanied with a small out building. To the front of the property offers a small gravel area, surrounded by a fence.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted on this plan.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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