



Charles Avenue, Eastwood: £275,000

- Three Bedroom Detached Bungalow
- Breakfast Kitchen
- Lounge/Dining room & UPVC Conservatory
- Family Bathroom with Shower unit & Bath
- Off Road Parking & Detached Garage
- Popular Location
- Solar Panels with Free Daytime Electricity
- No Upward Chain & EPC: D/66



Charles Newton & Co Estate Agents are pleased to offer for sale this Larger than average size **Three Bedroom Detached Bungalow**, comprising of; **Breakfast Kitchen, Large Lounge/Dining Room, UPVC Conservatory & larger than average Rear Garden**, is ready to move into and is offered with, **NO UPWARD CHAIN**.

Full Description:

Entrance Porch:

UPVC double glazed porch with UPVC double glazed door into the Breakfast Kitchen.

Breakfast Kitchen: 12'5" (3.78m) x 9'3" (2.82m)

With UPVC double glazed window to the side elevation, range of wall & base units with worktop over, splash back tiling, inset sink & mixer tap, integral dishwasher & fridge/freezer, built in microwave & electric oven, gas hob with extractor over, breakfast table, wall mounted radiator & fully tiled walls & floor, archway leads into the Lounge/Dining room.

Lounge/Dining: 27'9" (8.46m) x 11'8" (3.56m)

Open plan to kitchen with UPVC double glazed bay window to front elevation, feature glazed window to the side elevation, coving to ceiling, two ceiling lights, two wall lights, TV point, wall mounted radiator & fitted carpet.

Family Bathroom:

Large bathroom with walk-in shower cubicle & electric shower, corner bath, vanity wash hand basin, low level WC, plumbed for washing machine & dryer, wall mounted towel radiator & fully tiled walls & flooring.

Bedroom One: 17'9" (5.41m) x 11'7" (3.53m)

Large master bedroom with UPVC double glazed patio door into conservatory, fitted wardrobes, coving to ceiling, TV point, wall mounted radiator & fitted carpet.

Bedroom Two: 9'6" (2.90m) x 9'2" (2.79m)

With UPVC double glazed window & French doors leading into conservatory, coving to ceiling, wall mounted radiator & fitted carpet.

Bedroom Three: 6'5" (1.96m) x 7'2" (2.18m)

With UPVC double glazed window to the side elevation, coving to ceiling, fitted wardrobes, wall mounted radiator & fitted carpet.

UPVC Conservatory:

16'1" (4.90m) x 9'3" (2.82m)

With UPVC windows & French doors with blinds to the rear elevation, wall lights & power, TV point, wall mounted radiator & tiled flooring.



Outside the property:

Front Garden:

Range of mature shrubs, stone base area, with driveway at side leading to the attached garage.

Attached Garage:

With up & over door, power & lighting installed, UPVC window & rear entrance door.

Mature Rear Garden:

Larger than average size rear garden, paved patio area, lawn area, mature plants & shrubs & fence boundary, rear access into the attached garage..

UPVC soffits & fascias

Please note:

Solar Panels have be fitted to part of the roof space, which provides free daytime electricity at the property.



FLOORPLAN & EPC:

MONEY LAUNDERING REGULATIONS: All intending buyers of a property being marketed by Charles Newton & Co Estate Agents will be required to provide copies of their personal identification documentation to comply with the current money laundering regulations. We ask for your Full Co-operation to ensure there is no delay in agreeing the sale of a property.

Brochure Details: The photography for this brochure was prepared by Charles Newton & Co Estate Agents in accordance with the Seller's instructions.

Viewing: By prior appointment only with the Agents on Tel. 01773 535535 (Option 2)

Tenure: The property is reported to be freehold.

Please note:

These property particulars do not constitute or form part of the offer or contract. All measurements are approximate. Any appliances or services to be included in the sale have not been tested by ourselves and accordingly we recommend that all interested parties satisfy themselves as to the condition and working order prior to purchasing. None of the statements contained in these particulars or floor plans are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or perusal of the title to the property or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make, warrant or give, neither do Charles Newton & Co Estate Agents and any persons in their employment have any authority to make or give, any representation or warranty whatsoever in relation to this property.

Office Opening Hours: Monday – Friday: 9.00 am – 5.00 pm. Saturday: 9.00 am – 1.00 pm.

Mortgage Advice: We offer mortgage advice through our Independent Financial Advisor, please contact our Eastwood and Ilkeston offices, for further details and to arrange a no obligation appointment.
(Your home may be repossessed if you do not keep up repayments on your mortgage.
Subject to Status. Written quotations available on request.)

Telephone: 01773 535535
Charles Newton & Co Estate Agents
2 Alexandra Street | Eastwood | Nottinghamshire | NG16 3BD
www.charlesnewton.co.uk
Email: property@charlesnewton.co.uk