



Argyle Mews  
Eastwood Nottingham



# Argyle Mews Eastwood Nottingham NG16 3BX

for sale offers over  
**£160,000**



## Property Description

ATTENTION! Burchell Edwards are delighted to present this cottage in the popular location of Eastwood. We believe it to be previously a coaching inn and then a blacksmiths, this cottage has been converted into a modern family home whilst retaining a wealth of character features. Argyle Mews is ideally situated for a range of local amenities including Eastwood high street offering a range of shops, pubs and restaurants and is well connected to major road links including the A610 for Nottingham City Centre and the M1 Motorway at junction 26. In brief the property comprises of a lounge/ kitchen, landing, family bathroom, two bedrooms. Outside there is an enclosed courtyard garden and off-road parking. The property benefits from internal wall insulation on all external walls along with the arch way being insulated due to the main room being above along with gas central heating and double glazing throughout. VIEWINGS ARE ABSOLUTELY ESSENTIAL.

## Lounge

14' 8" x 11' 9" (4.47m x 3.58m)

Accessed via composite front door leading into the lounge area where there is carpet flooring, double glazed window to the front elevation, stairs to the first floor, beams to the ceiling, exposed brick chimney breast inset with coal effect gas fire and a radiator.

## Kitchen

7' x 11' 9" (2.13m x 3.58m)

The fitted kitchen is fitted with wall and base units with work surfaces over, inset sink with drainer and mixer tap over, integrated electric oven with hob and extractor hood over, vinyl flooring, tiled splashbacks, double glazed window to the rear elevation, double glazed door to the rear elevation giving access to the garden and a radiator.



## Upper Landing

Having carpet flooring, double glazed window to the rear elevation, a radiator and doors off to the bedrooms and shower room.

## Bedroom One

14' 8" x 8' 9" (4.47m x 2.67m)

Having two double glazed windows one to the front elevation and one to the rear elevation, carpet flooring and a radiator.

## Bedroom Two

11' 9" x 6' 6" (3.58m x 1.98m)

Having carpet flooring, a radiator and double glazed window to the front elevation.

## Shower Room

Fitted with a three-piece white suite comprising of a low level W.C, wash hand basin and fully tiled walk-in shower with glazed shower screen, chrome heated towel rail, double glazed window to the rear elevation and vinyl flooring.

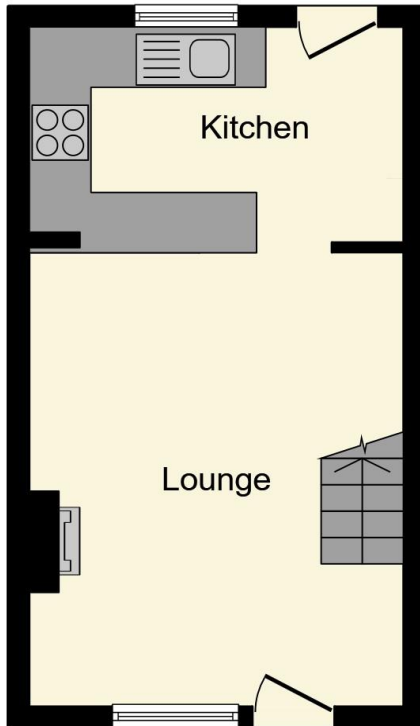
## Outside

To the rear is a low maintenance block paved garden with a shed with power lighting and plumbing for washing machine, leading to rear parking.

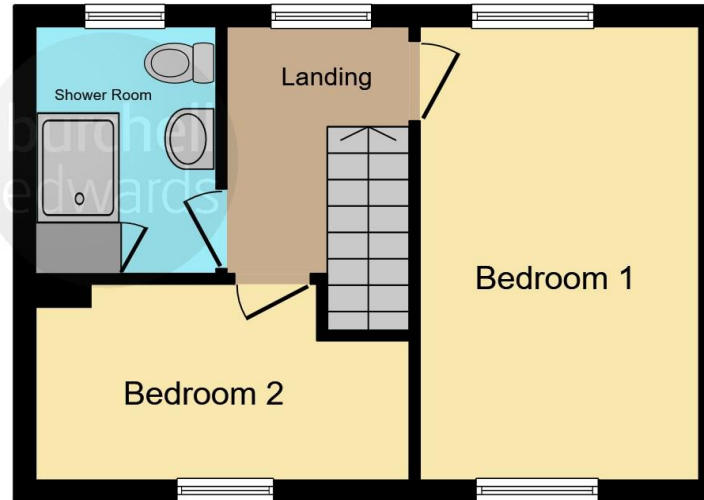








**Ground Floor**



**First Floor**

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To view this property please contact Burchell Edwards on

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EPC Rating: C

Tenure: Freehold

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