



Nottingham Road  
Eastwood Nottingham



# Nottingham Road Eastwood Nottingham NG16 3GH

for sale  
**£180,000**



## Property Description

A three bedroom mid-terrace property offered with no upward chain in the popular location of Eastwood. Nottingham road is ideally located in close proximity to a wide range of local amenities including shops, schools, bus routes and major road links. In brief the property comprises of an attractive open plan lounge leading to the dining room and a newly fitted kitchen. To the first floor are two double bedrooms a single bedroom and a four piece family bathroom suite. The property is UPVC double glazed and gas centrally heated. Outside, the rear garden is low maintenance with lawn and hard standing areas with a secured fence boundary. The property also benefits from off street parking for two vehicles. Call today to secure your viewing!

## Lounge

19' into chimney x 12' 1" ( 5.79m into chimney x 3.68m )

Accessed through the front door with stairs leading to the first floor and access to the entire lower level with new carpet flooring , feature fireplace with surround UPVC double glazed window with radiator below and flows through into the dining room.

## Dining Room

10' 3" x 8' 2" ( 3.12m x 2.49m )

Newly laid laminate flooring door to storage cupboard , UPVC double glazed window to the rear with radiator below and another door leading through into the kitchen.

## Kitchen

10' 3" x 9' 4" ( 3.12m x 2.84m )

The newly fitted kitchen comprises of a variety of matching wall and base units with counter tops over , stainless steel sink and drainer unit, gas hobs and electric oven , tiled flooring , UPVC double glazed window to the rear with door leading into the garden and radiator.



## First Floor Landing

Allowing access to all areas of the first floor with carpet flooring.

## Bedroom One

12' 3" x 9' 2" ( 3.73m x 2.79m )

Situated to the front elevation with built in wardrobes, new carpet flooring, UPVC double glazed window to the front with radiator below.

## Bedroom Two

10' 3" x 9' 2" ( 3.12m x 2.79m )

Situated to the rear elevation with built in wardrobes, new carpet flooring, UPVC double glazed window to the rear with radiator below.

## Bedroom Three

9' 5" x 9' 2" ( 2.87m x 2.79m )

Situated to the front, new carpet flooring, UPVC double glazed window to the front with radiator below.

## Bathroom

The newly fitted four piece family bathroom suite comprises of , a walk shower unit with power shower, a panelled bath , low level W/C , wash hand basin with taps over , UPVC frosted window and vinyl flooring.

## Front

To the front of the property is fenced boundaries to the right and left hand elevations , off road parking for two vehicles and accessed via a drop curb.

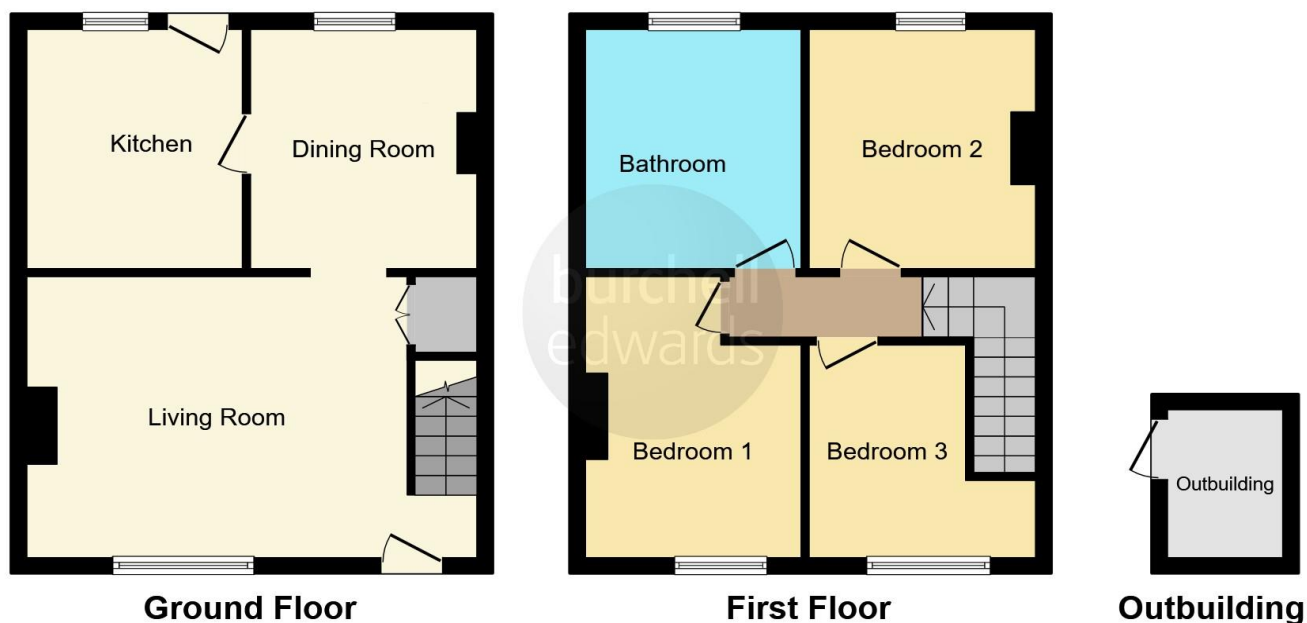
## Rear

The rear of the property is split on two levels, the lower level having the brick out building for storage, with steps leading up to the lawned area , the rear is private and secured with fenced boundaries.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

**T 01773 715454**  
**E [eastwood@burchelledwards.co.uk](mailto:eastwood@burchelledwards.co.uk)**

134 Nottingham Road Eastwood  
 NOTTINGHAM NG16 3GD

**EPC Rating: C**

**Tenure: Freehold**

**view this property online [burchelledwards.co.uk/Property/EWD206497](http://burchelledwards.co.uk/Property/EWD206497)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.burchelledwards.co.uk](http://www.burchelledwards.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: EWD206497 - 0005