



Nottingham Road  
Eastwood Nottingham

burchell  
edwards



# Nottingham Road Eastwood Nottingham NG16 3GH

for sale offers in the region of  
**£190,000**



## Property Description

A two bedroom end-terrace property 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 entrance hall, attractive open plan lounge leading to the dining room and a fitted kitchen. To the first floor are two double bedrooms and a family bathroom suite. The property is UPVC double glazed and gas centrally heated. Outside, the rear garden is low maintenance with astroturf and hard standing areas with a secured fence boundary with gates separating the front and rear along with the double garage. To the front is ample off road parking and side gates leading to the rear. Call today to secure your viewing!

## Entrance Hall

With stairs leading to the first floor, under stair storage cupboard and a door leading to the lounge diner.

## Lounge

12' 5" Plus bow x 10' 8" ( 3.78m Plus bow x 3.25m)  
With a UPVC double glazed bow window to the front, feature fish tank, feature fireplace with electric fire, vinyl flooring and ceiling light.

## Dining Room

9' 6" x 7' 11" ( 2.90m x 2.41m )  
With a UPVC double glazed window to the side, a continuation of the vinyl flooring, two sky lights, ceiling light, radiator door granting access to the kitchen and French doors leading out into the garden.

## Kitchen

10' 10" x 9' 4" ( 3.30m x 2.84m )  
A modern fitted kitchen with matching wall and base units and complementary work surfaces over. Freestanding washing machine, space for a free standing fridge freezer, free standing oven with extraction hood over, two UPVC double glazed windows overlooking the garden, tiled flooring and ceiling light.



## First Floor Landing

### Bedroom One

.12' 5" Max x 10' Into recess ( 3.78m Max x 3.05m Into recess )

With a UPVC double glazed window to the front, access to the loft, radiator, built in wardrobe, ceiling light and carpet flooring.

### Bedroom Two

10' 9" x 8' 2" Plus recess ( 3.28m x 2.49m Plus recess )

With a UPVC double glazed window to the rear, loft access, storage cupboard, radiator, ceiling light and carpet flooring.

### Bathroom

A modern fitted bathroom suite comprising of a paneled bath with centre mixer tap and shower over, low level W/C and a sink unit with mixer tap. With tiling to the splash backs, wall mounted heated towel rail, tiled flooring, spotlights to ceiling and a UPVC double glazed window to front.

### Front

To the front, the property sits back from the road and offers ample off road parking as well as side gates leading to the rear.

### Rear

To the rear you will find a delightful, low maintenance garden with astroturf and hard standing areas with a secured fence boundary. With gates separating the front and rear, along with access the double garage.

### Garage

22' Max x 17' 8" Max ( 6.71m Max x 5.38m Max )

With up and over doors as well as having power and lighting.

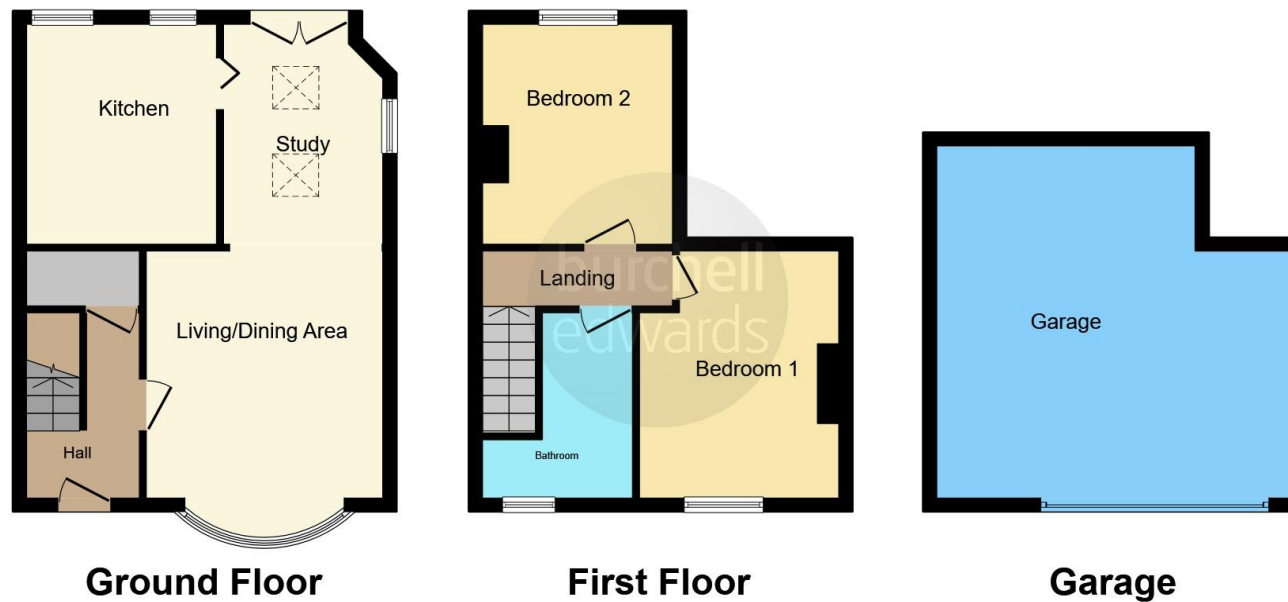












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To view this property please contact Burchell Edwards on

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134 Nottingham Road Eastwood  
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**EPC Rating: E**

**Tenure: Freehold**

**view this property online [burchelledwards.co.uk/Property/EWD206845](http://burchelledwards.co.uk/Property/EWD206845)**



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