



Nottingham Road  
Eastwood Nottingham

burchell  
edwards



# Nottingham Road Eastwood Nottingham NG16 2AP

for sale offers in the region of  
**£210,000**



## Property Description

\*\*\* BEAUTIFUL BAY FRONTED \*\*\* Burchell Edwards are pleased to present this characterful family home offered with NO UPWARD CHAIN in the sought after location of Eastwood. Nottingham Road is in close proximity to a wide variety of schools, shops, bus routes and major road links. In brief the property comprises of; an entrance hallway, dining room, living room, kitchen and utility room with downstairs W.C. To the first floor are four well sized bedrooms and a family bathroom. To the outside is a forecourt which is of ease of maintenance. To the rear, there is a good sized garden, which is mainly laid to lawn and a patio area with secured fence boundaries. The property is both gas central heated and double glazed and needs to be viewed to fully appreciate everything it has to offer.

## Ground Floor

### Entrance Hall

Accessed via a door to the front with wooden flooring.

### Lounge

14' Into recess x 12' 5" Plus bay ( 4.27m Into recess x 3.78m Plus bay )  
With a double glazed bay window to the front, two radiators and carpet flooring.

### Dining Room

13' 3" Max x 10' 8" Max ( 4.04m Max x 3.25m Max )  
With double glazed French doors to the rear, radiator and carpet flooring.

### Kitchen

10' 6" x 9' ( 3.20m x 2.74m )  
A newly fitted kitchen offering matching wall and base units with complementary work surfaces over with an inset sink and drainer unit with mixer tap over. With a cooker, gas hob with extractor over, dishwasher, fridge freezer, double glazed window to the side and vinyl flooring.

### Cloakroom

Fitted with a low level W/C, wash hand basin and extractor fan.



## First Floor

### Landing

With a storage cupboard, loft access, double glazed window to the side and carpet flooring.

### Bedroom One

14' 2" Into recess x 12' 7" ( 4.32m Into recess x 3.84m )

With two double glazed windows to the front, radiator and carpet flooring.

### Bedroom Two

14' 4" Into recess x 12' 11" Max ( 4.37m Into recess x 3.94m Max )

With fitted wardrobes, double glazed window to the rear, storage cupboard, radiator and carpet flooring.

### Bedroom Three

12' 5" Into recess x 7' 5" Max ( 3.78m Into recess x 2.26m Max )

With a double glazed window to front, radiator and carpet flooring.

### Bedroom Four

10' 9" Max x 5' 11" Max ( 3.28m Max x 1.80m Max )

With a double glazed window to the rear, radiator and carpet flooring.

### Bathroom

A newly fitted suite comprising of a low level W/C, vanity wash hand basin, bath with shower over, storage cupboard and a double glazed window to the side.

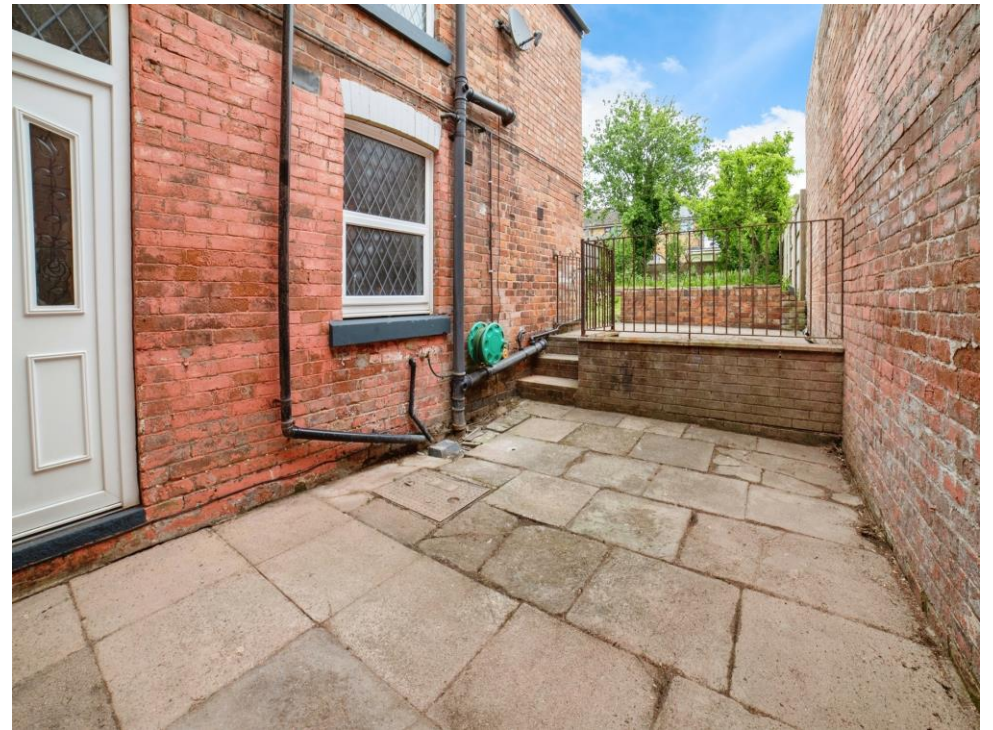
## Outside

### Rear

To the rear you will find two patio areas and a lawned area.















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

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134 Nottingham Road Eastwood  
 NOTTINGHAM NG16 3GD

EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

**view this property online [burchelledwards.co.uk/Property/EWD207068](http://burchelledwards.co.uk/Property/EWD207068)**



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Property Ref: EWD207068 - 0005