

Property details **approval form**

35 Queens Road North, Eastwood, Nottingham, Nottinghamshire, England, NG16 3LB

Date: 02 June 2025

Property Ref and Version: EWD207115 - 0002

Selling your home with us!



○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Property details **approval form**

35 Queens Road North, Eastwood, Nottingham, Nottinghamshire, England, NG16 3LB

Date: 02 June 2025

Property Ref and Version: EWD207115 - 0002

○ Price

£160,000

Tenure: Freehold

○ Key Features

- > Energy Rating: D
- > Two double bedrooms
- > Loft room with staircase
- > Two reception rooms
- > Good sized garden with garden room
- > Beautifully presented throughout
- > Walking distance to Eastwood Town Centre
- > Spacious bathroom
- > Bespoke shutters to the front

○ Short Description

*** BEAUTIFULLY PRESENTED PROPERTY ***

** TWO double bedrooms PLUS loft room with staircase ** Two reception rooms offering great family space ** Kitchen to the rear with lantern sky light window ** Garden room with UPVC French doors, power & lighting ** A great first time buy/family home!

○ Long Description

A very well presented two bedroom mid terrace home in the popular residential location of Eastwood. Queens Road North is situated in close proximity to a wide range of local amenities including shops, schools, bus routes and major road links including the A610 and junction 26 of the M1. In brief the accommodation comprises of a lounge, dining room and fitted kitchen. To the first floor are two good sized bedrooms and a family bathroom. To the second floor is access to a loft room with three skylights. The property is both UPVC double glazed throughout and gas centrally heated. Outside, there is a good sized garden to the rear with access to a garden room with power and lighting. Viewings are highly essential!

○ Directions

35 Queens Road North, Eastwood, Nottingham, Nottinghamshire, England, NG16 3LB
Date: 02 June 2025 **Property Ref and Version:** EWD207115 - 0002

Date: 02 June 2025

Property Ref and Version: EWD207115 - 0002

3

T 01332 315151 **E** acetywood@hurchelleywords.co.uk

Property details approval form

35 Queens Road North, Eastwood, Nottingham, Nottinghamshire, England, NG16 3LB

Date: 02 June 2025

Property Ref and Version: EWD207115 - 0002

○ Room Description

Dining Room

12' 4" into recess x 10' 10" max (3.76m into recess x 3.30m max)

UPVC double glazed window to the front with bespoke window shutter, feature fireplace, carpet flooring and radiator.

Lounge

17' 8" into recess x 12' 6" max (5.38m into recess x 3.81m max)

UPVC double glazed window to the rear elevation, carpet flooring and radiator.

Kitchen

15' 9" max x 6' max (4.80m max x 1.83m max)

Fitted with wall and base units incorporating stainless steel sink and drainer with mixer tap, integrated gas hob, electric oven, space for washing machine, vinyl flooring, radiator, UPVC double glazed window to rear & side elevation, Lantern sky light and door to the side leading to the rear garden.

Landing

Carpet flooring and access to;

Bedroom One

12' 8" into recess x 10' 10" max (3.86m into recess x 3.30m max)

UPVC double glazed window to the front elevation with bespoke fitted shutter, carpet flooring and radiator.

Bedroom Two

12' 1" max x 9' 2" into recess (3.68m max x 2.79m into recess)

UPVC double glazed window to the rear elevation, carpet flooring and radiator.

Family Bathroom

Fitted with a W.C, wash hand basin, bath with rainfall shower over, storage cabinet, perspex splashbacks, vinyl flooring, radiator and UPVC double glazed frosted window to the rear elevation.

Loft Room

16' 11" restricted head height x 15' 10" (5.16m restricted head height x 4.83m)

Two sky light windows to the rear and one to the front, carpet flooring, eave storage and radiator.

Garden Room

10' 9" max x 6' 10" max (3.28m max x 2.08m max)

UPVC double glazed windows, French doors, power and lighting.

Front

Access via a gated forecourt,

Rear

The rear garden offers a patio, lawn, decking and access to a garden shed which has power and lighting.

Property details **approval form**

35 Queens Road North, Eastwood, Nottingham, Nottinghamshire, England, NG16 3LB
Date: 02 June 2025 **Property Ref and Version:** EWD207115 - 0002

○ Room Description

Property details **approval form**

35 Queens Road North, Eastwood, Nottingham, Nottinghamshire, England, NG16 3LB
Date: 02 June 2025 **Property Ref and Version:** EWD207115 - 0002

○ Room Description

Property details approval form

35 Queens Road North, Eastwood, Nottingham, Nottinghamshire, England, NG16 3LB

Date: 02 June 2025

Property Ref and Version: EWD207115 - 0002

○ Property Images



Property Ref and Version: EWD207115 - 0002

A bright, modern bedroom with white walls and a large window with white shutters. A bed with a grey and black patterned duvet is in the foreground. A large mirror reflects the room, showing a bed with a colorful duvet and a nightstand. A small green abstract painting hangs on the wall.



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.focaiagent.com



Property details **approval form**

35 Queens Road North, Eastwood, Nottingham, Nottinghamshire, England, NG16 3LB

Date: 02 June 2025

Property Ref and Version: EWD207115 - 0002

☐ Property Images



Property details approval form

35 Queens Road North, Eastwood, Nottingham, Nottinghamshire, England, NG16 3LB
Date: 02 June 2025 Property Ref and Version: EWD207115 - 0002

☐ Floor Plan

☐ Approval

	Signature	Date
Alexandra Weaver		
Mr A.W. Holloway		