



Three Tuns Road
Eastwood Nottingham

burchell
edwards

Three Tuns Road Eastwood Nottingham NG16 3EJ

for sale offers in the region of
£210,000



Property Description

We are delighted to bring to market this three bedroom cottage located in the popular residential location of Eastwood. The property is set back from the road with off road parking to the front and gated access leading to the beautiful front garden. The cottage is one of the oldest in Eastwood 1740 and still has original beams and a working spring water well. In brief the property comprises of two reception rooms, one with log burner, kitchen to the rear, utility room, three double bedrooms and a family shower room. The rear offers an enclosed secluded garden. Three Tuns Road is ideally located in close proximity to a wide range of local amenities including shops, schools, bus routes and major road links.

Viewings essential to appreciate to accommodation on offer.

Entrance Porch

UPVC framed and direct access to;

Lounge

12' 4" x 11' 6" (3.76m x 3.51m)

Window to the front elevation, log burner, carpet flooring and radiator.

Front Room

11' 9" x 11' 6" (3.58m x 3.51m)

Window to the front elevation, carpet flooring and radiator.

Kitchen

8' 10" into recess x 6' 9" (2.69m into recess x 2.06m)

Window to the rear elevation, door leading to the rear garden, base units incorporating a stainless steel sink and drainer, plumbing for washing machine, perspex splashbacks, vinyl flooring, radiator and access to;

Other Part Kitchen

11' 6" x 6' 9" (3.51m x 2.06m)

Window to the rear, base units, electric oven and hob, vinyl flooring and radiator.

Landing

Carpet flooring and access to;

Bedroom One

11' 9" max x 11' 7" into recess (3.58m max x 3.53m into recess)

Window to the front elevation, carpet flooring and radiator.

Bedroom Two

12' 6" x 9' (3.81m x 2.74m)

Window to the front elevation, carpet flooring and radiator.

Bedroom Three

12' 6" max x 6' 7" max (3.81m max x 2.01m max)

Window to the rear elevation, carpet flooring and radiator.

Family Shower Room

Fitted with a W.C, vanity wash hand basin, walk in shower with splashbacks, radiator and window to the rear.

Front

The property is set back from the road behind a beautiful mature garden which is mainly laid to lawn with established shrubs and bushes. From the road there is a driveway providing off road parking. The front garden is fully enclosed with fenced boundaries and gated access.

Rear

The rear garden is also enclosed which is of ease of maintenance with artificial grass. There is also attractive shrubs and bushes with access to the outbuilding.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

T 01773 715454
E eastwood@burchelledwards.co.uk

134 Nottingham Road Eastwood
 NOTTINGHAM NG16 3GD

EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

view this property online [burchelledwards.co.uk/Property/EWD207268](https://www.burchelledwards.co.uk/Property/EWD207268)



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