



Queens Square  
Eastwood Nottingham



### Property Description

\*\*GUIDE PRICE £160,000- £170,000\*\*

A very well presented two bedroom mid terrace home in the popular residential location of Eastwood. Queens Square 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 2 reception rooms, fitted kitchen and outbuilding. To the first floor are two good sized bedrooms and a modern family bathroom. The property is UPVC double glazed throughout and gas centrally heated. Outside there is a low maintenance garden with artificial grass with multiple power points. Viewings are highly recommended!

### Lounge

15' 4" x 13' 8" ( 4.67m x 4.17m )  
UPVC double glazed bay window to the front elevation with an electric fire place and carpet flooring.

### Dining Room

17' 8" x 13' 8" ( 5.38m x 4.17m )  
UPVC window to the rear elevation, carpet flooring and radiator with french doors opening on to the garden.

### Kitchen

12' 9" x 8' 2" ( 3.89m x 2.49m )  
Fully fitted kitchen with fridge freezer, washer and cooker with tiled flooring.

### Lobby

Area to the rear of the kitchen which could be used for a pantry or utility with a door to the garden.



## Bedroom One

13' x 13' 11" ( 3.96m x 4.24m )

UPVC double glazed window to the front elevation comprising of fitted wardrobes, carpet flooring and a radiator.

## Bedroom Two

11' 5" x 7' 2" ( 3.48m x 2.18m )

UPVC window to the rear elevation also comprising of a fitted wardrobe, wooden flooring and a radiator.

## Bathroom

11' 5" x 6' 2" ( 3.48m x 1.88m )

Fitted with a W.C, hand basin, roll top bath, built in shelving, tiled flooring, radiator and UPVC double glazed frosted window to the rear elevation.

## Outbuilding

Offers storage.

## Front

Access via a gated forecourt.

## Rear

The rear offers artificial grass and a landscaped patio with access to the outbuilding.

## Agents Notes

The loft is insulated and partially boarded with access via a ladder.









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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EPC Rating: C    Council Tax  
 Band: A

Tenure: Freehold

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