



Princes Street
Eastwood Nottingham

burchell
edwards



Property Description

Situated on Princes Street in Eastwood, this attractive two-bedroom character terrace is offered for sale with no onward chain and would make an ideal first-time buyer home. The property blends period charm with modern finishes and offers well-presented accommodation throughout.

The ground floor comprises a stylish lounge with engineered oak flooring and a spacious, high-quality fitted kitchen featuring integrated appliances, extensive lighting and direct access to the rear garden. To the first floor are two well-proportioned bedrooms and a modern family bathroom.

Externally, the property enjoys a pleasant frontage and an enclosed rear garden with decking, lawn and multiple outbuildings providing excellent storage. Located close to local amenities and transport links, this home offers both character and practicality in a popular residential area.

Lounge

Entered via a composite front door, the lounge features a UPVC double-glazed window to the front elevation and attractive American oak engineered wooden flooring. Stylishly decorated throughout, this welcoming space offers a gas central heating radiator, stairs leading to the first floor and a door providing access to the kitchen.

Dining Kitchen

A spacious and well-appointed kitchen with composite door opening to the rear garden and UPVC double-glazed windows overlooking the garden. The American oak engineered flooring flows through seamlessly from the lounge, creating a cohesive feel. Fitted with high-quality white gloss wall and base units with matching drawers and white speckle-effect roll-edge worktops. Complementary splashbacks are finished in treated wood with a Perspex coating. Features include a grey composite granite sink with chrome mixer tap and sprayer, integrated Amica four-burner gas hob, Samsung extractor hood, Zanussi black electric oven and space for a large fridge freezer. Enhanced by LED lighting under and above the units, inset ceiling spotlights and a gas central heating radiator.



First Floor Landing

Carpeted landing with doors leading to both bedrooms and the bathroom.

Bedroom One

A well-proportioned double bedroom with UPVC double-glazed window to the front elevation, gas central heating radiator and a useful built-in storage cupboard.

Bedroom Two

A good-sized second bedroom with UPVC double-glazed window overlooking the rear garden, gas central heating radiator and American oak engineered wooden flooring.

Family Bathroom

Fitted with a modern white three-piece suite including bath with chrome shower over and a white marble basin set on a contemporary wooden vanity unit. Grey tiling to wet areas complements the cream glazed porcelain tiled flooring. A UPVC double-glazed window to the rear provides natural light and a stylish heated towel radiator completes the room.

Externals

Set back behind a shared paved frontage with mature planting and a feature tree, creating an open and pleasant outlook within this well-kept period terrace.

The rear garden features a decked seating area with access to the outbuildings, a lawned garden with pathway leading to the rear, and fenced boundaries.

Outbuilding

Three useful outbuildings providing excellent storage options.

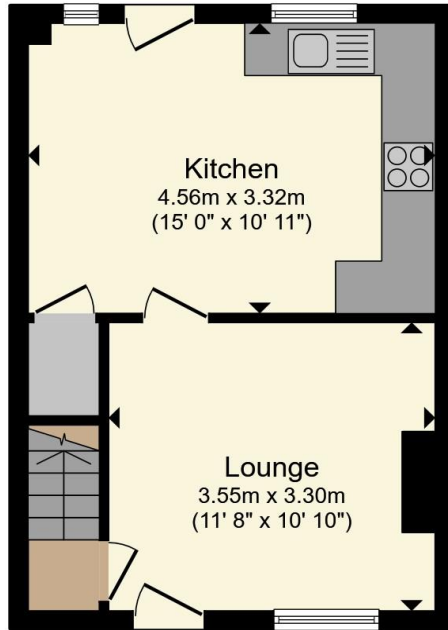
Agent Note

Entire property recently benefitted from recent full external insulation.

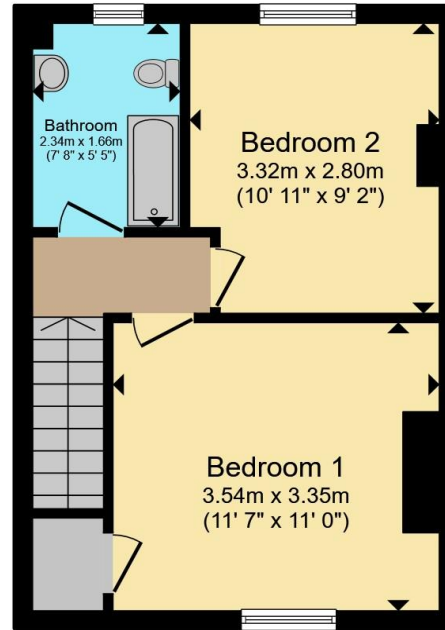




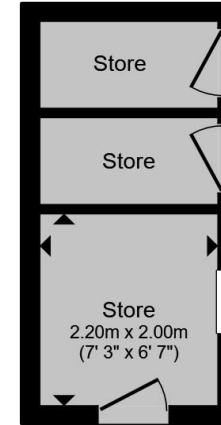




Ground Floor



First Floor



Outbuilding

Total floor area 70.1 m² (754 sq.ft.) approx

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.propertybox.io



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

check out more properties at burchelledwards.co.uk



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: EWD207270 - 0003