



Addison Villas
Eastwood Nottingham

Addison Villas Eastwood Nottingham NG16 3JA

for sale offers in the region of
£180,000



Property Description

Offered for sale with NO ONWARD CHAIN, this three-bedroom semi-detached home presents an excellent opportunity for first-time buyers, families or investors alike. Situated in a convenient residential location in Eastwood, the property offers well-proportioned accommodation throughout and a generous rear garden.

The accommodation briefly comprises an entrance porch, inner hall, spacious lounge featuring an attractive fireplace, separate dining room and a fitted kitchen/diner with a range of wall and base units and access to the rear garden. To the first floor are three bedrooms, including two good-sized doubles and a further single bedroom ideal as a nursery, study or home office. The family bathroom is fitted with a three-piece suite comprising a bath with shower over, wash hand basin and WC.

Outside, the property benefits from a lawned front garden with pathway leading to the entrance and side access. To the rear is a substantial enclosed garden, predominantly laid to lawn with established borders, mature hedging and a useful garden shed, offering plenty of space for children, pets and outdoor entertaining.

Conveniently located close to local amenities, schools and transport links, this property represents a fantastic purchase opportunity, and early viewing is highly recommended.

Porch

Tiled flooring and composite front entrance door, providing access into the property.

Kitchen

Fitted with a range of modern high-gloss wall and base units with complementary work surfaces incorporating a sink and drainer. Integrated double oven, electric hob with extractor hood over, space for additional appliances, tiled flooring, radiator, window overlooking the rear garden and uPVC door providing access to the rear elevation. Ample space for dining furniture.

Inner Hall

Tiled flooring, radiator, carpeted staircase rising to the first floor with wooden balustrade, understairs storage space, thermostat control, and doors leading to the lounge and kitchen.

Wet Room

Tiled floor and walls, shower head and WC

Lounge

A spacious reception room featuring laminate flooring, radiator, large window to the front elevation allowing plenty of natural light, and an inset fireplace with decorative exposed brick recess housing a multi-fuel style stove. Door providing access to the inner hall.

Dining Room

A well-proportioned reception room with laminate flooring, radiator and window to the rear elevation providing natural light. Offering ample space for a family dining table and chairs, with door access from the kitchen.

Landing

Carpeted landing with window to the rear elevation, radiator, loft access and doors leading to all bedrooms and the bathroom.

Bedroom One

A generously sized double bedroom featuring laminate flooring, radiator and window to the front elevation allowing for plenty of natural light. Offering ample space for freestanding bedroom furniture.

Bedroom Two

A spacious double bedroom featuring carpet flooring, radiator and window to the rear elevation providing natural light. Offering ample space for bedroom furniture and enjoying pleasant views over the rear garden.

Bedroom Three

A single bedroom featuring laminate flooring, radiator and two obscured windows to the side elevation providing natural light. Ideal as a child's bedroom, home office or study.

Bathroom

Fitted with a three-piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC. Complemented by tiled walls, tiled flooring, chrome heated towel rail, extractor fan and obscured window to the side elevation.

Externals

The property enjoys a generous front garden, predominantly laid to lawn and enclosed by timber fencing. A paved pathway provides access to the front entrance and continues along the side of the property, leading to the rear garden via a timber gate.

A generous rear garden, predominantly laid to lawn and enclosed by a combination of timber fencing and mature hedging. Featuring established planted borders, a garden shed and ample outdoor space ideal for families, entertaining or further landscaping. Gated side access leads to the front of the property.

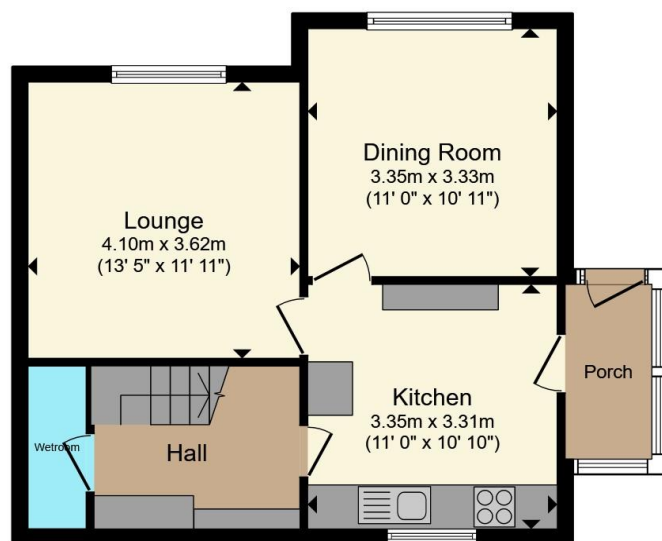
Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

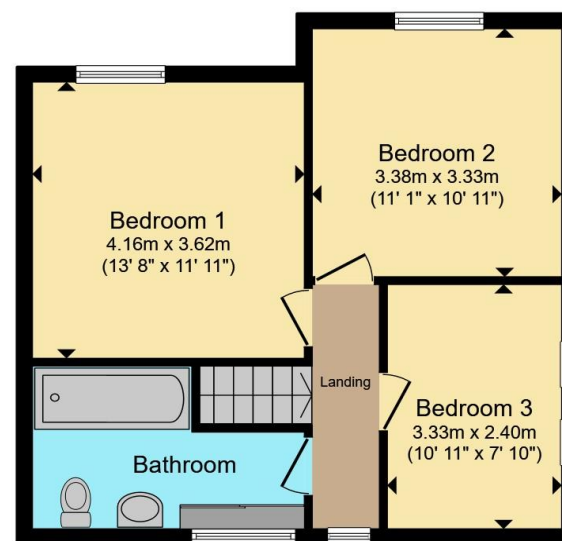








Ground Floor



First Floor

Total floor area 93.7 m² (1,009 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: EWD207889 - 0002