



Raglan Street
Eastwood Nottingham

burchell
edwards



Property Description

Situated on Raglan Street in Eastwood, this well-presented two-bedroom mid-terrace home offers character features combined with modern, open plan living, making it an ideal purchase for first-time buyers or investors.

The ground floor accommodation is laid out in an open plan style, with the lounge/diner featuring original beams, LVT flooring and a central staircase, creating a welcoming and sociable living space. This flows seamlessly into the kitchen, which also benefits from original beams, fitted wall and base units, breakfast bar and integrated appliances. A conservatory to the rear provides additional versatile living space with direct access to the garden.

To the first floor are two well-proportioned bedrooms along with a modern bathroom fitted with a white suite and shower over bath. Externally, the property boasts a well-maintained, enclosed rear garden with lawn, decking and gated access.

Further benefits include a boarded and insulated loft space with power. Conveniently located close to local amenities, schools and transport links within Eastwood, this charming home must be viewed to be fully appreciated.

Kitchen

Entered via the front door, the kitchen is fitted with matching wall and base units, complemented by tiled splashbacks and a tiled floor. Features include an integrated oven, electric hob with extractor, stainless steel sink and drainer, plumbing for a washing machine and a breakfast bar. Original beams add character, with a radiator, boiler, double glazed window to the front and open plan access to the lounge/diner.

Lounge / Diner

A well-proportioned, open plan living and dining space featuring LVT flooring, original beams and a wall-mounted radiator. Central stairs rise to the first floor with useful storage beneath. Double glazed windows and French doors open into the conservatory, allowing plenty of natural light to flow through, with the space opening directly onto the kitchen.

Conservatory

A bright additional living area with LVT flooring, double glazed windows and sockets throughout. A double-glazed door provides direct access to the rear garden, making it an ideal space for relaxing or dining.

Bedroom One

A well-sized main bedroom with LVT flooring, a double-glazed window to the front elevation and a wall-mounted radiator.

Bedroom Two

A further bedroom with LVT flooring, wall-mounted radiator and a double-glazed window overlooking the rear of the property.

Bathroom

Fitted with vinyl flooring and comprising a bath with shower over, ceramic WC and wash hand basin set into a vanity unit. Additional features include tiled splashbacks, spotlights, wall-mounted towel radiator and a double glazed opaque window to the rear.

Loft Space

Fully insulated and boarded, offering excellent storage with power connected.

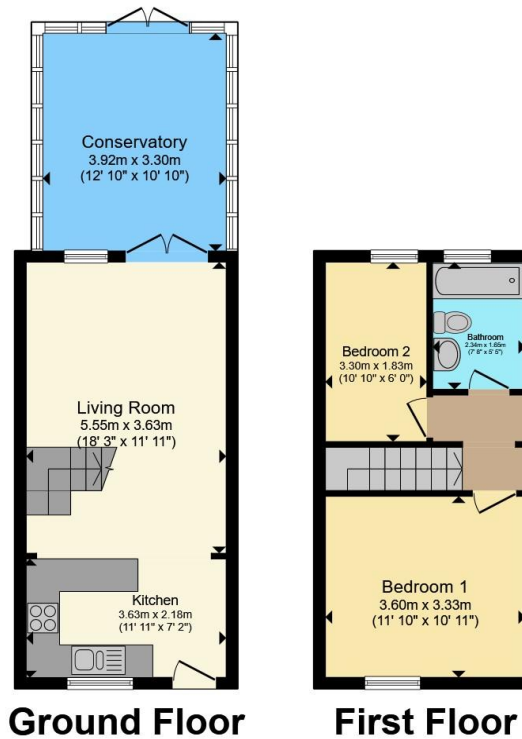
Rear Garden

To the rear is a well-maintained garden, mainly laid to lawn with a decking area, enclosed fencing, gated rear access, along with a Wendy house, shed and an array of bushes and shrubs.









Total floor area 68.8 m² (741 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: C 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: EWD207668 - 0001