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FOR SALE
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LARCH CRESCENT

Larch Crescent
Eastwood NOTTINGHAM

**burchell
edwards**

Larch Crescent Eastwood NOTTINGHAM NG16 3RB

for sale offers in the region of
£145,000



Property Description

Burchell Edwards are delighted to present to the market this two bedroom mid-terrace offered with no upward chain in the popular location of Eastwood. Larch Crescent is ideally located in close proximity to a wide range of local amenities including shops, schools, bus routes and major road links. In brief the property comprises of a lounge diner and kitchen to the ground floor. To the first floor are two double bedrooms and a family bathroom. The property is UPVC double glazed and gas centrally heated. Outside, the rear garden is low maintenance with a patio and a lawned area. The property also benefits from an allocated parking space. Viewings are essential.

Ground Floor

Lounge

18' 7" max x 11' 9" (5.66m max x 3.58m)

Accessed via a door to the front. Having a double glazed window to the front, stairs leading to the first floor, electric fireplace, two ceiling lights, radiator and access to the kitchen.

Kitchen

11' 9" x 8' 11" (3.58m x 2.72m)

Having a range of matching wall and base units with complementary work surfaces over with an inset sink and drainer unit with mixer tap over. Having space and plumbing for a washing machine, under counter fridge, tumble dryer, double glazed window to the rear and a door leading to the rear.



First Floor

Bedroom One

11' 9" x 8' 6" (3.58m x 2.59m)

Having a double glazed window to the rear, radiator and carpet flooring.

Bedroom Two

.11' 10" x 9' 5" (3.61m x 2.87m)

Having a double glazed window to the front, radiator and carpet flooring.

Bathroom

Fitted with a bath with shower over, w/c and wash hand basin. Having vinyl flooring and tiled walls.

Outside

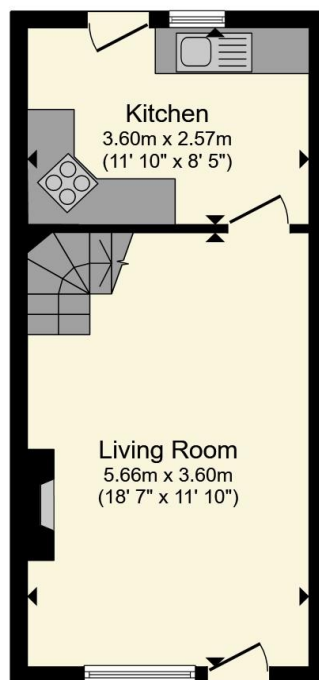
To the rear you will find a low maintenance garden. Having steps leading to a patio area as well as a lawned area. The property is secured with fence boundaries.

There is also allocated parking for the property.

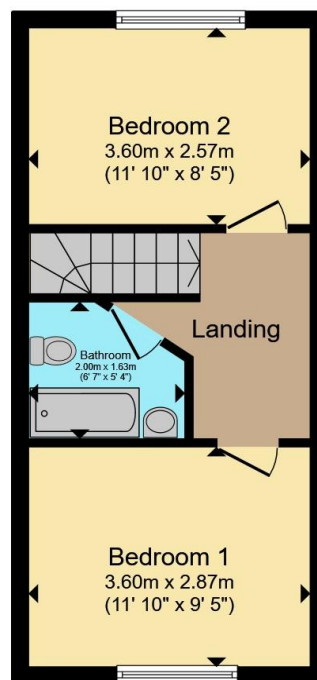








Ground Floor



First Floor

Total floor area 60.0 m² (646 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

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134 Nottingham Road Eastwood
 NOTTINGHAM NG16 3GD

EPC Rating: C Council Tax
 Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/EWD207260



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Property Ref: EWD207260 - 0008