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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Addison Villas, Eastwood, Nottingham, Nottinghamshire , NG16 3JA **£190,000**



FEATURES:

- THREE BEDROOMS
- SEMI DETACHED
- NO UPWARD CHAIN
- TWO RECEPTION ROOMS
- MODERN FITTED KITCHEN
- LARGE BATHROOM UPSTAIRS
- DOWNSTAIRS WET ROOM
- LARGE GARDENS TO FRONT SIDE AND REAR
- CUL DE SAC LOCATION
- VIEWING ESSENTIAL



COUNCIL TAX BAND: A EPC RATING: TBC

Entrance Porch
UPVC door, UPVC window to side,
door to kitchen.

Kitchen
3.33 m x 3.43 m (10'11" x 11'3")
UPVC window to rear aspect, fitted
modern kitchen comprising of base
and wall units, sink unit, integrated
eye level oven, microwave, hob and
extractor above, integrated
dishwasher, space for tall fridge
freezer, tiled flooring, radiator,
doors to rear hall, lounge and
dining room.

Lounge
4.13 m x 3.68 m (13'7" x 12'1")
UPVC Window to front aspect,
radiator, feature fireplace with log
burner.

Dining Room
3.40 m x 3.45 m (11'2" x 11'4")
UPVC window to front, tv point,
laminated flooring.

WC / Wet room
WC and wet room, tiled flooring.

Rear Hall
Stairs rising to the first floor, UPVC
door to rear garden, tiled flooring.

First floor landing
Doors to bedrooms and bathroom,

UPVC window to rear aspect, loft
access point.

Bedroom One
3.33 m x 2.41 m (10'11" x 7'11")
Two UPVC windows to front,
radiator.

Bedroom Two
4.16 m x 3.66 m (13'8" x 12'0")
UPVC window to front, radiator,
laminated flooring.

Bedroom
3.53 m x 3.33 m (11'7" x 10'11")
UPVC window to front, radiator.

Bathroom
UPVC Window to rear aspect, large
bathroom with three piece suite
comprising of panelled bath, WC,
hand wash basin, towel rail,
vanity/storage cupboards, radiator,
part tiled walls.

Outside
The property is set on a good sized
corner plot, with gardens to front,
side and rear.
To the front is a picket fencing with
gated access to the path to the
side, lawned garden.
To the rear is a large lawned garden
which continues around to the side
and being enclosed.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 5/2024

NOTICE TO PROSPECTIVE PURCHASERS

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