



Raglan Street  
Eastwood Nottingham





### Property Description

#### NO UPWARD CHAIN

This beautifully presented two double bedroom terraced cottage offers a perfect blend of character and modern living. The property features open-plan living areas with neutral décor throughout, creating a bright and welcoming atmosphere. A newly fitted kitchen and bathroom provide stylish and contemporary finishes, while UPVC windows and full gas central heating ensure comfort and efficiency. Outside, you'll find an attractive rear garden, ideal for relaxing or entertaining. Located in a popular area close to local amenities, schools, and transport links, this home is ready to move straight into and is perfect for first-time buyers or those looking to downsize.

### Lounge

UPVC door from the front elevation, carpet flooring, radiator and open to;

### Kitchen/Diner

Fitted with wall and base units incorporating a stainless steel sink and drainer, plumbing for washing machine, integrated electric oven and hob, UPVC double glazed window to the rear elevation, understair storage and radiator.

### Family Bathroom

Fitted with a W.C, wash hand basin, corner shower unit, tiled flooring, radiator and UPVC double glazed window to the side elevation.

### Bedroom One

UPVC double glazed window to the rear elevation, carpet flooring, storage cupboard holding the GCH boiler and radiator.

### Bedroom Two

UPVC double glazed window to the front elevation, carpet flooring, built in storage and radiator.



## Front

The property is set back from the road with the front potentially providing off road parking for a small vehicle with access via a dropped curb.

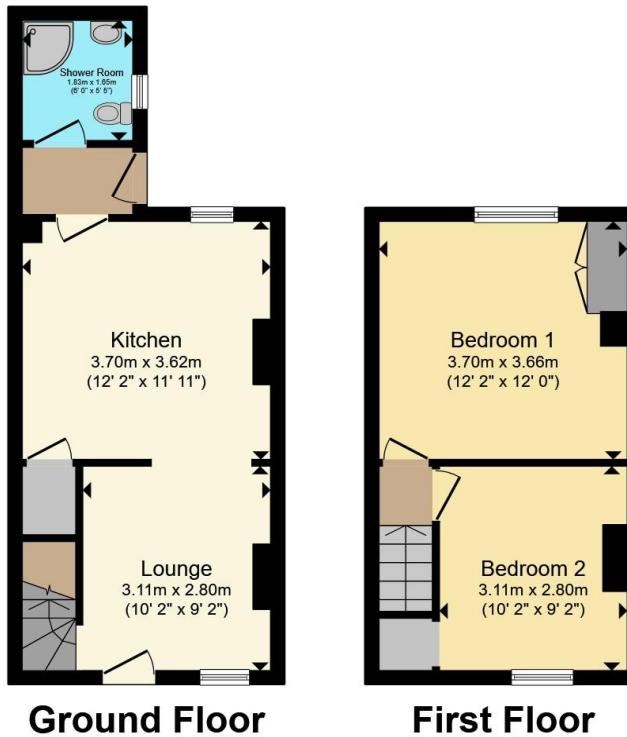
## Rear

The rear garden is mainly laid to lawn with mature shrubs and bushes. The garden is currently shared with next door and can be separated. (Next door is also owned by the same vendor and is due to be marketed in the next 6 months)









Total floor area 55.6 m<sup>2</sup> (598 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](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

**T 01773 715454**  
**E [eastwood@burchelledwards.co.uk](mailto:eastwood@burchelledwards.co.uk)**

134 Nottingham Road Eastwood  
 NOTTINGHAM NG16 3GD

EPC Rating: D    Council Tax  
 Band: A

Tenure: Freehold

**view this property online [burchelledwards.co.uk/Property/EWD207458](http://burchelledwards.co.uk/Property/EWD207458)**



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](http://www.burchelledwards.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: EWD207458 - 0008