



Chewton Street
Eastwood, Nottinghamshire NG16 3JN

A TWO BEDROOM MID TERRACED HOUSE
OFFERED FOR SALE WITH NO UPWARD
CHAIN.

Asking Price £135,000 Freehold



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS TWO BEDROOM MID TERRACED HOUSE WITH AN OPEN PLAN FEEL TO THE GROUND FLOOR.

With accommodation over two floors, the ground floor comprises open plan through lounge/diner and kitchen. The first floor landing then provides access to two bedrooms and bathroom.

The property also benefits from gas fired central heating from a combination boiler, double glazing and enclosed rear garden incorporating a brick outbuilding.

The property is situated within close proximity of the nearby town centre amenities. The property also sits on the doorstep to excellent nearby transport links to and from the surrounding area, including the M11 motorway and local A roads. There is also easy access to ample outdoor countryside, as well as nearby shops and amenities.

The property will make an ideal first step onto the ladder, making this an ideal purchase for a first time buyer. We highly recommend an internal viewing.



THROUGH LOUNGE/DINER

24'6" x 13'8" (7.48 x 4.17)

Composite and double glazed front entrance door, double glazed windows to both the front and rear offering a light and airy dual aspect feel, two radiators to either side of the room, media points, central chimney breasts in each side of the central staircase (one of which incorporates a remote controlled electric fire, the other a four bar gas fire sat on a tiled hearth), meter cupboard, staircase rising to the first floor with decorative balustrade, plug sockets with USB charging points, panel and glazed door to the kitchen.

KITCHEN

11'3" x 6'11" (3.45 x 2.13)

The kitchen comprises a matching range of fitted base and wall storage cupboards with granite effect roll top work surfaces. Inset one and a half bowl sink unit with draining board, mixer tap and tiled splashbacks. Space for cooker, fridge/freezer and plumbing for under-counter kitchen appliances such as washing machine and dishwasher. Double glazed window to the rear overlooking the rear garden, uPVC panel and double glazed exit door to outside.

FIRST FLOOR LANDING

Doors to both bedrooms and bathroom. Loft access point with wooden pull-down ladder to a loft space with lighting. Radiator.

BEDROOM ONE

12'5" x 9'11" (3.79 x 3.04)

Double glazed window to the front, radiator, TV point, range of fitted bedroom furniture including wardrobes and matching overhead storage cupboards, dado rail.

BEDROOM TWO

10'11" x 10'8" (3.35 x 3.26)

Double glazed window to the rear overlooking the rear garden, radiator, shelving.

BATHROOM

10'11" x 7'1" (3.35 x 2.18)

Three piece suite comprising bath with glass shower screen and electric shower, wash hand basin and push flush WC. Tiling to the walls, wall mounted bathroom cabinet,

double glazed window to the rear, radiator, boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes).

OUTSIDE

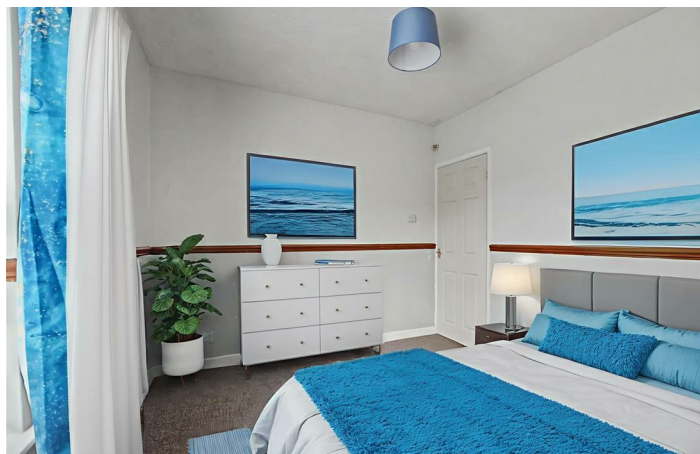
To the front of the property, there is an enclosed garden with dwarf brick boundary wall and wrought iron pedestrian gate with pathway providing access to the front entrance door. The front garden is designed for straightforward maintenance being predominantly slabbed with a tree to the centre.

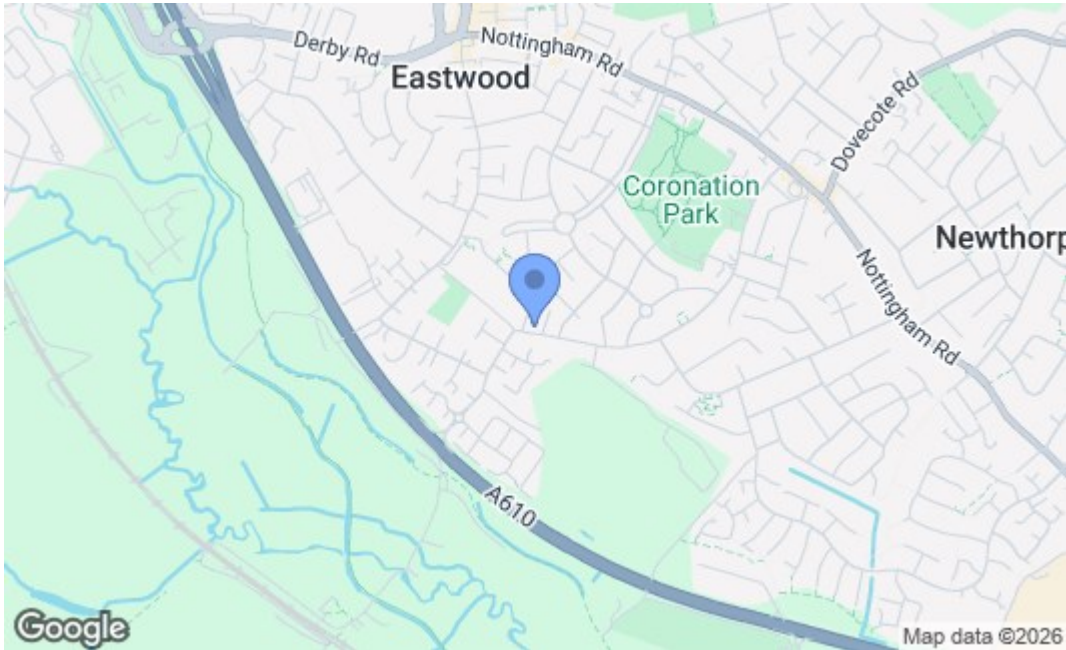
TO THE REAR

The rear garden is of a good overall proportion being enclosed by timber fencing to the boundary lines offering an initial courtyard-style patio area leading onto a lawn with flowerbeds housing a variety of bushes and shrubbery. The pathway then provides access to the foot of the plot where a brick garden store can be found. Within the garden, there is an external water and a lighting point.

AGENTS NOTE

Some of the internal images have virtual staging to give an impression of how to furnish the property.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		79
	56	
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.