



Queens Road North  
Eastwood Nottingham

burchell  
edwards

# Queens Road North Eastwood Nottingham NG16 3LB

for sale offers over  
**£150,000**



## Property Description

Located on Queens Road North in Eastwood, this mid-terrace property offers permit parking and move-in ready, spacious accommodation throughout.

The lounge features a brick-built fireplace and opens into the dining room, which leads to the first-floor staircase. The kitchen provides ample storage and appliance space, while the ground-floor bathroom includes a shower over bath. Upstairs offers two well-proportioned bedrooms, with additional usable Attic space accessed via a spiral staircase—ideal for storage or an occasional room, though not built to regulation.

Externally, the property benefits from a gated front area and a well-presented rear garden with lawn, raised patio, borders and a brick-built shed, plus an additional outbuilding.

An excellent investment opportunity close to local amenities and transport links.

## Ground Floor

### Lounge

Accessed via the front door, this welcoming lounge features a carpeted floor, utility meter cupboard, brick-built fireplace and window to the front elevation. A wall-mounted radiator provides warmth, and the room opens seamlessly into the dining area.

### Dining Room

Offering laminate flooring and a chimney breast with a blocked fireplace, this room includes access to the staircase to the first floor, a window overlooking the rear elevation, and a wall-mounted radiator.

### Kitchen

Fitted with matching wall and base units, tiled splashback and vinyl flooring. Benefits include a window to the side elevation, plumbing and space for a washer and dryer, boiler position, space for fridge and cooker, and spotlights.

### Bathroom

Located on the ground floor at the rear, the bathroom includes a shower over bath, ceramic toilet and wash hand basin, vinyl flooring, cabinet storage and wall-mounted radiator.



## First Floor

### Bedroom One

A front-facing bedroom with carpet, wall-mounted radiator, window to the front elevation and over-stair storage.

### Bedroom Two

Rear-facing room with carpet, wall-mounted radiator, built-in understairs storage and window to the rear elevation.

## Third Floor

### Attic Room

Currently used as a bedroom but not built to regulations. Features skylights, sockets, lighting, wooden floors and spiral-staircase access.

### Externals

Front -

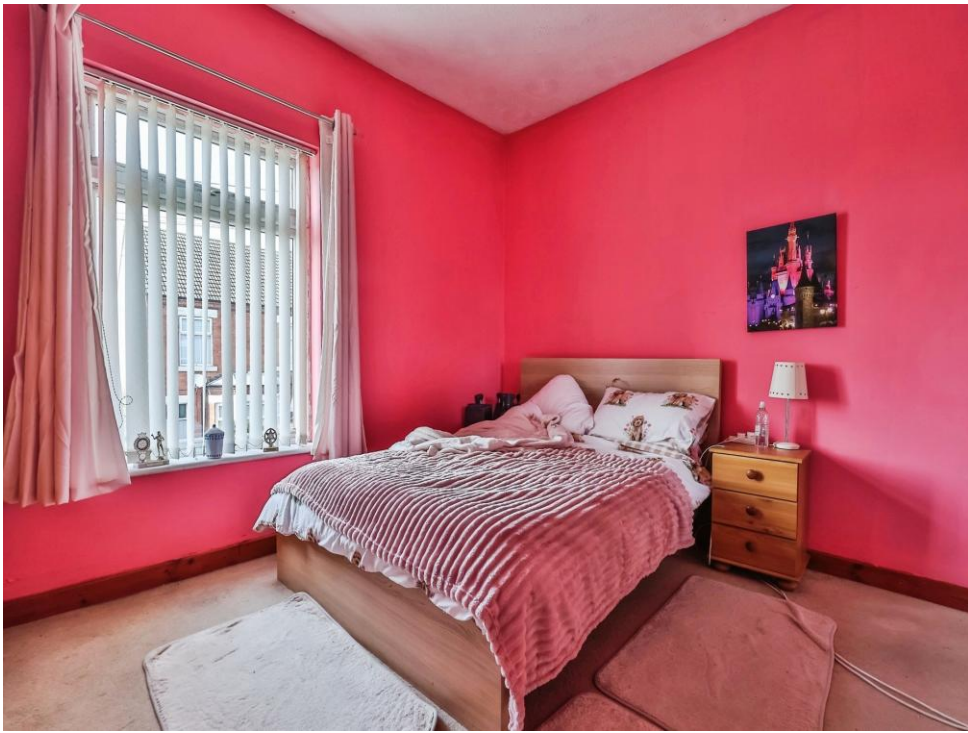
Gated access with half-height brick wall surround.

External

Rear -

A well-presented garden mainly laid to lawn with bedded borders, raised pebbled patio area, concrete path to brick-built shed, part brick/part fenced boundary, and additional outbuilding with concrete slab patio.









Total floor area 90.7 m<sup>2</sup> (976 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)



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134 Nottingham Road Eastwood  
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EPC Rating: D Council Tax  
 Band: A

Tenure: Freehold

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