



Nottingham Road
Eastwood Nottingham

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edwards

Nottingham Road Eastwood Nottingham NG16 3GL

for sale
£260,000



Property Description

Burchell Edwards are pleased to present this characterful family home offered with NO UPWARD CHAIN in the sought after location of Eastwood. Nottingham Road is in close proximity to a wide variety of schools, shops, bus routes and major road links. In brief the property comprises of; an entrance hallway, shower room, dining room, living room, kitchen and utility room. To the first floor are three well sized bedrooms, bathroom and separate W/C. To the outside there is ample off road parking and a small lawned area and detached garage. To the rear there is a good sized garden, which is mainly laid to lawn and a patio area with secured fence boundaries. The property is both gas central heated and double glazed and needs to be viewed to fully appreciate everything it has to offer.

Ground Floor

Entrance Hall

Accessed via a door to the front and giving access to the lounge, dining room, kitchen and shower room as well as having stairs to the first floor.

Lounge

13' 2" x 11' 4" (4.01m x 3.45m)

With a window to the front and rear, wooden flooring, radiator and ceiling light.

Dining Room

13' 2" x 12' (4.01m x 3.66m)

With a window to the front, wooden flooring, ceiling light and a radiator.

Kitchen

13' 3" x 9' 9" Into recess (4.04m x 2.97m Into recess)

A fitted kitchen offering wall and base units with complementary work surfaces over with an inset sink and drainer unit with mixer tap over. With an electric oven, gas hob with extractor over, wall mounted boiler, space and plumbing for a washing machine, radiator and tiles to the walls and floor. There is a window to the rear as well as door to the rear.

Shower Room

Fitted with a shower cubicle with electric shower, low level W/C and wall mounted wash hand basin. With a towel rail, electric cupboard, obscure window to the rear, partly tiled walls and tiled flooring.

First Floor

Landing

Giving access to the three bedrooms, bathroom and W/C.

Bedroom One

13' Into recess x 12' 1" (3.96m Into recess x 3.68m)

With a window to the front, carpet flooring and a radiator.

Bedroom Two

13' 2" Max x 11' 3" Into recess (4.01m Max x 3.43m Into recess)

With window to the front and back, carpet flooring and a radiator.

Bedroom Three

9' x 6' 9" (2.74m x 2.06m)

With a window to the rear, carpet flooring and a radiator.

Bathroom

Fitted with a bath with shower head attachment over, pedestal wash hand basin, radiator and window to the rear.

W/C

Fitted with a W/C radiator and window to the side.

Outside

Front

To the front you will find a driveway offering off road parking for the property. There is also a detached garage and a low maintenance, lawned front garden. There is also access to the rear.

Rear

To the rear you will find a good sized garden which is mainly laid to lawn and offers a patio seating area and garden sheds. The garden is secured with fenced boundaries.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.









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.focalagent.com

To view this property please contact Burchell Edwards on

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134 Nottingham Road Eastwood
 NOTTINGHAM NG16 3GD

EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/EWD206987



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.

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