

Charles Avenue
Eastwood NOTTINGHAM

burchell edwards

Charles Avenue
Eastwood NOTTINGHAM NG16 2AF

for sale offers in the region of
£250,000







Property Description

Situated on Charles Avenue in Eastwood, this three-bedroom semi-detached home offers spacious and versatile accommodation. The ground floor features a generous living room with a large bay window, feature fireplace and useful understairs storage, alongside a spacious kitchen/diner with fitted units and ample dining space. A further reception room provides flexibility as a snug, home office or additional sitting room.

To the first floor are three bedrooms, with bedroom one benefiting from fitted storage cupboards, together with a modern three-piece family bathroom.

Outside, the property offers block-paved off-road parking to the front, with a driveway extending to the side and providing access towards the garage. To the rear is an enclosed garden with a block-paved patio, established planted borders, decorative slate with stepping stones and additional garden storage.

Lounge

A generously sized living room featuring a large front-facing bay window providing plenty of natural light, a feature fireplace with decorative surround, fitted storage beneath the staircase and carpeted flooring. Stairs rise to the first floor, with access through to the kitchen/diner.

Kitchen / Diner

A spacious kitchen/diner fitted with a range of wall and base units, work surfaces, inset sink, gas hob and oven. Featuring tiled splashbacks and flooring to the kitchen area, with a generous dining space and windows providing plenty of natural light. A door leads through to the reception room.

Reception Room

A versatile additional reception room featuring tiled flooring, wall panelling and windows to two aspects providing plenty of natural light. A door leads through to the kitchen/diner, making the room ideal for use as a snug, home office or additional sitting room.

Bedroom One

A well-proportioned double bedroom with a window providing natural light, carpeted flooring and a range of fitted storage cupboards, with ample space for additional bedroom furniture.

Bedroom Two

A good-sized bedroom with a window providing natural light and carpeted flooring, offering ample space for bedroom furniture.

Bedroom Three

A single bedroom with a window providing natural light, carpeted flooring and wall-mounted shelving.

Bathroom

A modern bathroom fitted with a three-piece suite comprising panelled bath, pedestal wash hand basin and WC. Featuring tiled walls with decorative mosaic detailing and an obscure window providing natural light and privacy.

Externals

Front Garden
A low-maintenance frontage with block-paved off-road parking and a driveway extending along the side of the property, providing access towards the garage.

Rear Garden
A generous enclosed rear garden featuring a block-paved patio area, established planted borders and a decorative slate area with stepping stones. A pathway runs through the garden, with access to the garage and additional garden storage.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







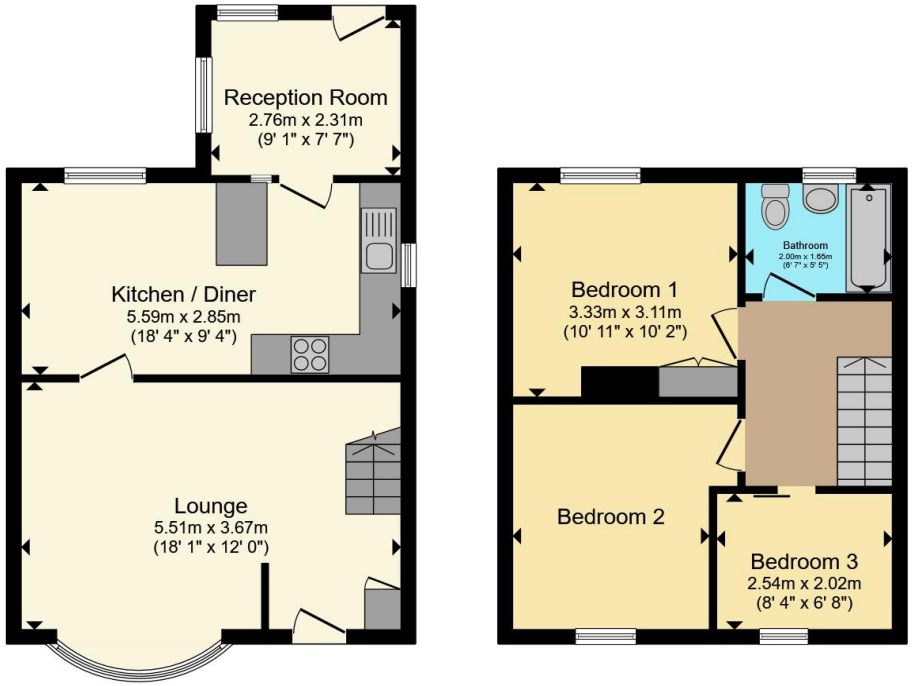












Ground Floor **First Floor**

Total floor area 80.7 m² (869 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

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: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/EWD207617

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