



**Church Street
Eastwood, Nottingham NG16 3HS**

£190,000 Freehold

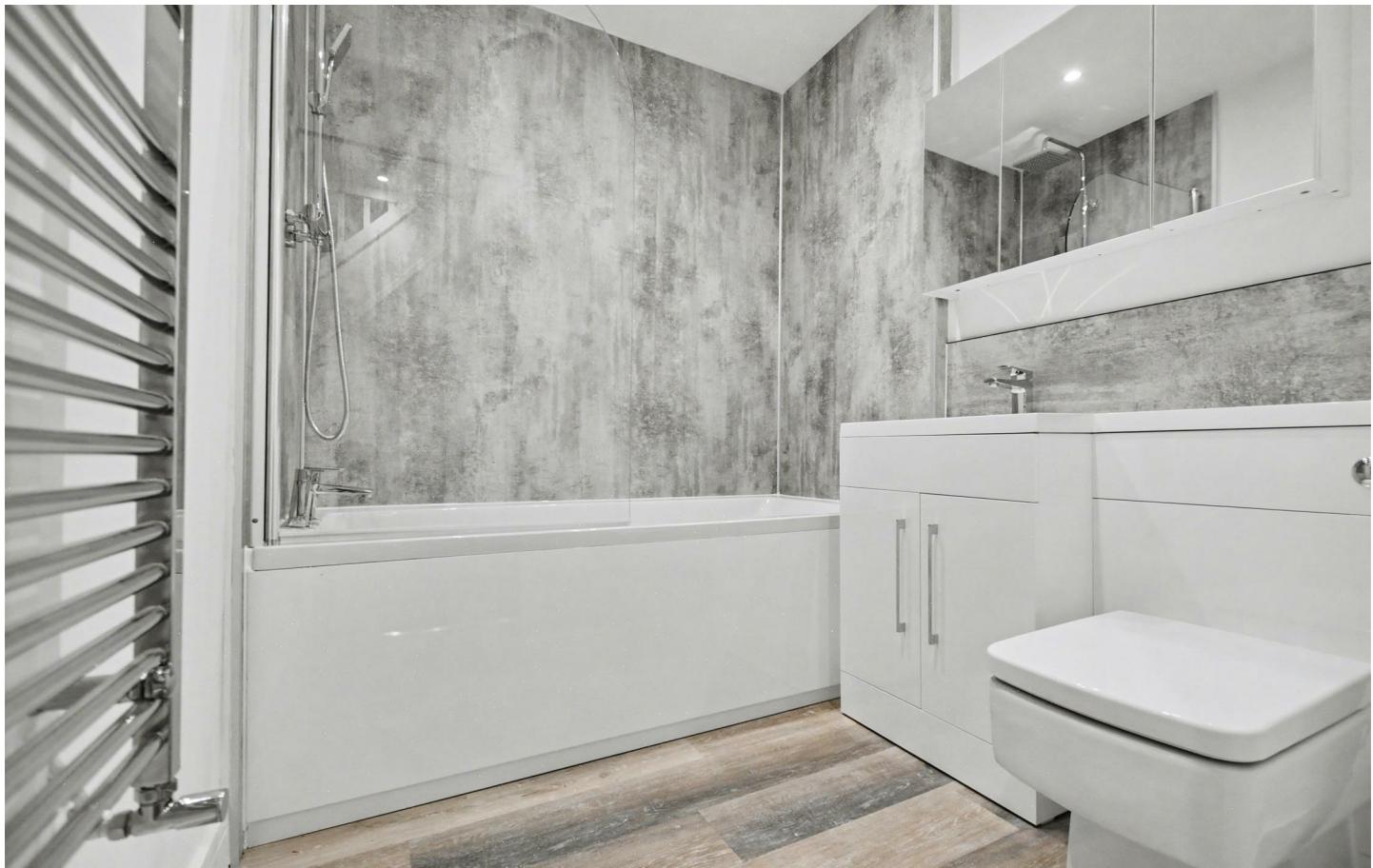
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Behind this attractive period facade lies a modern, contemporary and surprisingly spacious three bedroom, three storey end terraced house. NO UPWARD CHAIN.

Built in the late 19th Century, this property has been completely re-modelled and renovated to an extremely high standard and is offered for sale as a brand new property internally.

Features include brand new gas fired central heating system served from an energy efficient combination boiler, electrical re-wire, double glazed windows throughout, newly plastered and painted walls, and brand new floor coverings throughout.

A feature composite front entrance door leads you into a sitting room with staircase leading to the first floor and opens through to a generous living space with oversized French doors opening to the courtyard-style rear garden. Beyond this space is a fully fitted kitchen with brand new units, built-in appliances and a vaulted ceiling bringing in extra natural light into this space.

Rising to the first floor, the landing provides access to bedrooms two and three, and brand new family bathroom. A staircase from the landing leads to the second floor where there is a large principal bedroom with a useful storage solution to the eaves. The property enjoys a contemporary courtyard-style rear garden with porcelain slab floor and raised bedding.

The property is situated in this highly regarded residential suburb within walking distance of Eastwood town centre which offers a generous variety of shops and facilities. Adjacent to Springbank Academy and further schools for all ages are close by.

This property will make a fantastic first home with three bedrooms, ideal for either young families or those looking to work from home.

Only upon viewing this property internally can it be fully appreciated.



SITTING ROOM

9'11" x 14'2" (3.04 x 4.33)

Stairs to the first floor, radiator, double glazed window, double glazed composite front entrance door. Opening to living room.

LIVING ROOM

12'3" x 14'0" (3.75 x 4.28)

Radiator, oversized double glazed French doors opening to the courtyard-style garden. Opening to kitchen.

KITCHEN

15'4" x 5'6" (4.68 x 1.70)

Brand new range of fitted wall, base and drawer units, with handle-free door fronts, contrasting worktops and inset one and a half bowl stainless steel sink unit with single drainer. Built-in electric oven, hob and extractor hood over with feature black glass splashback, freestanding plumbed in washing machine, cupboard housing brand new gas combination boiler (for central heating and hot water). Two double glazed roof windows to vaulted ceiling, double glazed window to the rear.

FIRST FLOOR LANDING

Radiator, built-in closet, stairs to second floor. Doors to:

BEDROOM TWO

10'7" x 10'7" increasing to 14'4" (3.23 x 3.25 increasing to 4.38)

Built-in closet, radiator, double glazed window to the front.

BEDROOM THREE

8'4" x 6'0" (2.55 x 1.85)

Feature pocket door, radiator, double glazed window to the rear.

BATHROOM

6'10" x 6'2" (2.10 x 1.88)

Brand new feature suite comprising wash hand basin with vanity unit, low flush WC having a concealed cistern, panel bath with twin rose thermostatically controlled shower system and screen. Feature composite splashbacks, fitted bathroom mirror, heated towel rail, feature pocket door giving access from the landing.

SECOND FLOOR LANDING

Door to bedroom one.

BEDROOM ONE

18'5" x 14'4" increasing to 11'1" (5.62 x 4.37 increasing to 3.40)

Sliding doors to eaves storage space at each end of the room, two radiators, hatch and ladder to remaining loft space, double glazed roof window, double glazed window to the side gable.

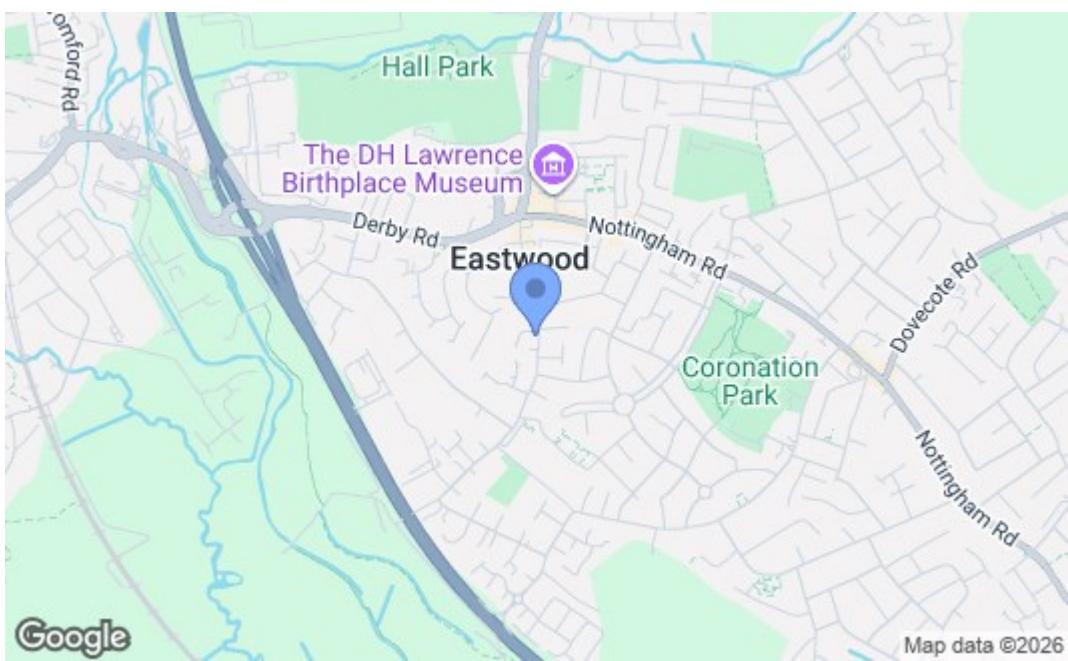
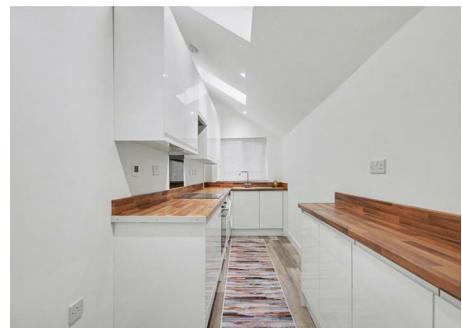
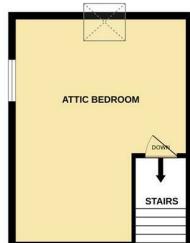
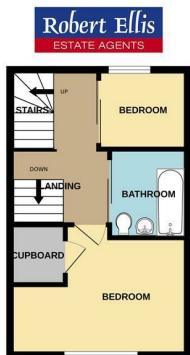
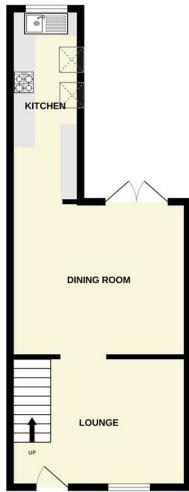
OUTSIDE

To the front is a small garden area enclosed with a feature brick wall and wrought ironwork, shared pedestrian access with wrought iron gate with pathway leading to the front door. To the rear, the property enjoys a contemporary courtyard-style garden with feature porcelain slab flooring, raised planter, outside tap and lighting.

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	78	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.