



Coach Drive,
Eastwood, Nottingham
NG16 3DH

£225,000-£235,000

Freehold



****GUIDE PRICE £180,000-£190,000****

ROBERT ELLIS are extremely pleased to offer to the market this three-bedroom semi-detached dormer bungalow situated on a popular road within Eastwood.

The property derives the benefit of modern conveniences such as gas central heating and double glazing. The accommodation comprises of entrance reception, kitchen, lounge, Dining room with access to landing, main bedroom and a bathroom to the ground floor, whilst to the first floor, there are a further two bedrooms. Externally there is a driveway and front and rear gardens along with the garage and/carport and two brick-built stores. The property also benefits from no onward chain. An internal inspection comes highly recommended.

Eastwood is a popular location with a range of shops, building societies, leisure facilities, and public houses. There are also public transport links to Nottingham and Derby City Centre as well as road links including the A610, A608 and M1 motorway junction 26.

Contact the office to arrange your viewing on 01156484585, Selling with no upward chain.



Entrance Hallway

Ceiling light point, wall mounted radiator, airing/storage cupboard housing the combination central heating boiler and panelled doors to:

Kitchen

7'8 x 7'10 approx (2.34m x 2.39m approx)

UPVC double glazed window to the rear, range of matching wall and base units incorporating laminate work surface above, 1½ bowl stainless steel sink with mixer tap, tiled floor, tiled splashbacks, ceiling light point, coving to the ceiling. Space and point for a free standing cooker, space and point for a free standing fridge freezer.

Bedroom 1

8'7 x 8'7 approx (2.62m x 2.62m approx)

UPVC double glazed window to the side, wall mounted radiator, ceiling light point, wall mounted electrical consumer unit along with meter within a storage cupboard.

Bathroom

6'6 x 5'5 approx (1.98m x 1.65m approx)

A white three piece suite comprising of a panelled bath with Triton electric shower over, pedestal wash hand basin, low flush w.c., wall mounted radiator, UPVC double glazed window to the side, ceiling light point, tiled splashbacks.

Living Room

15' x 9'7 approx (4.57m x 2.92m approx)

With sliding double glazed patio doors to the rear, wall mounted radiator, ceiling light point, coving to the ceiling, Adam style fireplace incorporating a surround with marble hearth and back panel and free standing electric fireplace, open through to:

Dining Room

12'11 x 10' approx (3.94m x 3.05m approx)

UPVC double glazed picture window to the front, ceiling light point, coving to the ceiling, stairs to the first floor, open back through to living area.

First Floor Landing

Recessed spotlights to the ceiling and panelled doors to:

Bedroom 3

9'9 x 7'11 approx (2.97m x 2.41m approx)

UPVC double glazed window to the side, ceiling light point and storage cupboard.

Bedroom 2

14'2 x 10'11 approx (4.32m x 3.33m approx)

Velux window to the rear, ceiling light point and access to eaves providing useful additional storage space.

Car Port/Side Store

16'6 x 8'11 approx (5.03m x 2.72m approx)

Glazed door to the front, linoleum flooring, space and plumbing for an automatic washing machine, UPVC secure access door to the rear garden, doors leading to:

Store 1

4'2 x 4' approx (1.27m x 1.22m approx)

Ceiling light point, space and plumbing for an automatic washing machine, light and power.

Store 2

4'5 x 4'2 approx (1.35m x 1.27m approx)

With light, power and shelving for additional storage space.

Outside

There is a driveway to the front providing off the road vehicle hard standing, low maintenance garden with pebbled areas, hedges and trees planted to the borders.

To the rear of the property there is an enclosed garden laid mainly to lawn with paved patio area, fencing and hedges to the boundaries. Lean-to/greenhouse providing additional potting shed/storage space. Mature shrubs and trees planted to the borders.

Council Tax

Broxtowe Borough Council- Band B

Robert Ellis offer no guarantee as to the accuracy of this information and you are advised to make further checks to confirm you are satisfied before entering into any agreement to purchase.

Property to sell?

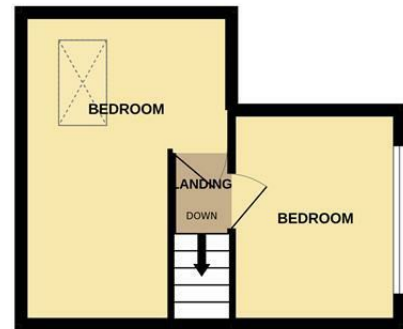
If you are considering selling your property, Robert Ellis Estate Agents would be delighted to provide a FREE PROPERTY VALUATION. Call us today to make an appointment on 01 15 648 5485!



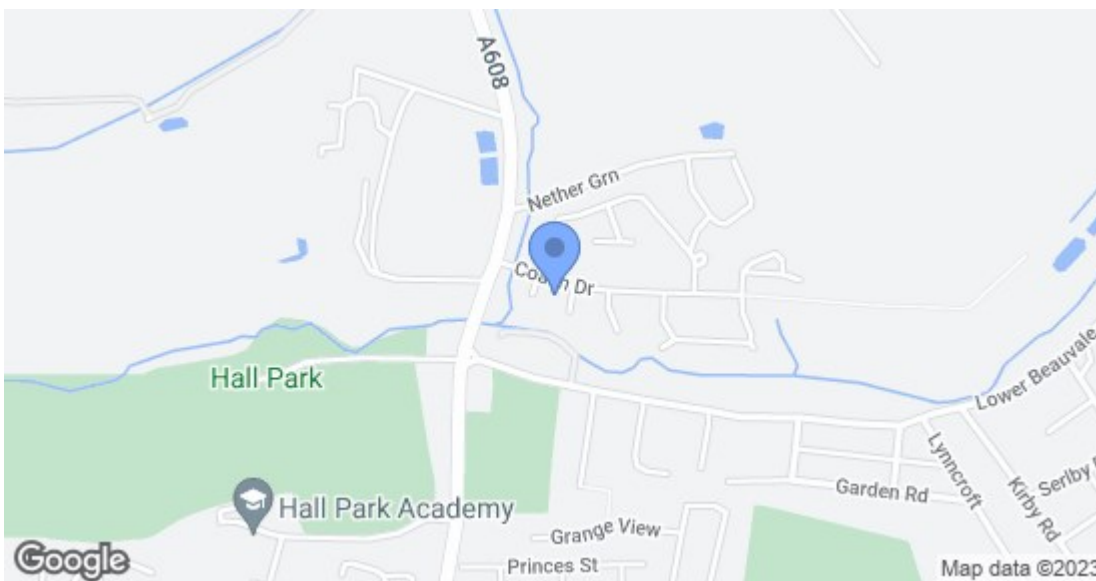
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		64	
(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	

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