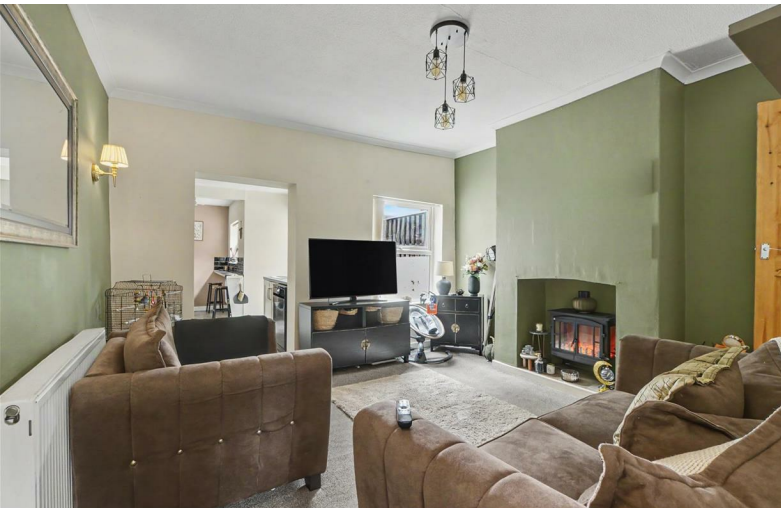




**Church Street
Eastwood, Nottingham NG16 3HS**

Guide Price £39,500 Freehold

A THREE STOREY THREE BEDROOM END
TERRACED HOUSE SOLD AS AN
INVESTMENT OPPORTUNITY WITH
TENANTS IN SITU.



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET FOR SALE BY AUCTION ON 30TH SEPTEMBER 2026 THIS THREE STOREY, THREE BEDROOM END TERRACED HOUSE TO BE SOLD AS AN INVESTMENT OPPORTUNITY WITH TENANTS IN SITU, CURRENTLY PAYING £725 PCM.

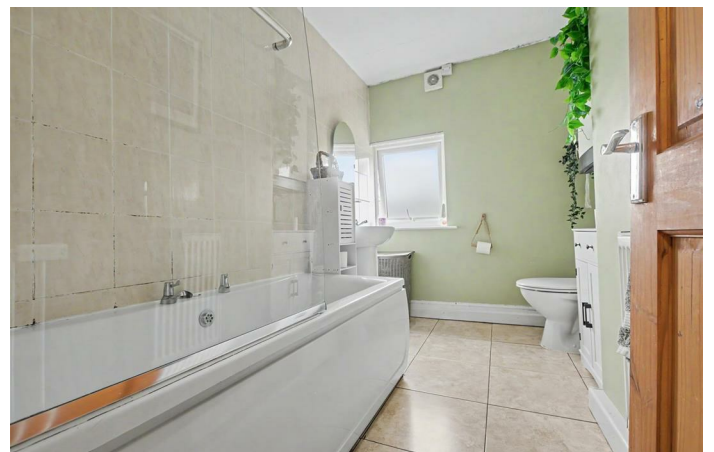
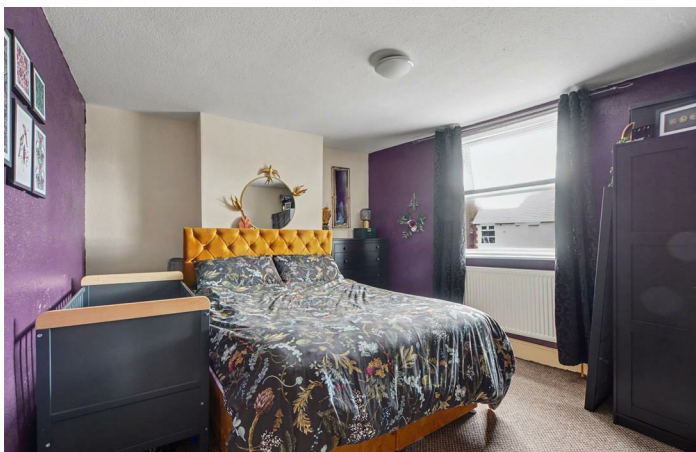
With accommodation over three floors, the ground floor comprises front room, inner lobby, living room and kitchen. The first floor landing then provides access to two bedrooms and the bathroom. A further staircase rises to the top floor third bedroom.

The property also benefits from gas fired central heating, double glazing, small parking area to the side and a generous rear garden.

The property is being sold by Auction on 30th September 2026 as a going investment concern with tenants in situ, currently paying £725 PCM having been in residence since January 2020.

The property offers easy access to the nearby town centre amenities, as well as good open countryside space, transport links, shops and services.

We believe the property will make an ideal addition to a rental portfolio.



SITTING ROOM

13'8" x 11'10" (4.19 x 3.61)

uPVC panel and double glazed front entrance door, double glazed window to the front (with fitted blinds), meter cupboard, radiator and door to inner lobby.

INNER LOBBY

2'11" x 2'10" (0.89 x 0.88)

Doors to reception rooms.

LIVING ROOM

13'4" x 12'9" (4.08 x 3.90)

Double glazed window to the rear (with fitted blinds), central chimney breast incorporating opening for freestanding fire, media points, radiator, wall light points, staircase rising to the first floor and opening through to the kitchen.

KITCHEN

15'5" x 7'7" (4.71 x 2.32)

The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with roll top work surfaces incorporating single sink and draining board with mixer tap and tiled splashbacks. Fitted four ring gas hob with extractor over and oven beneath, space for fridge/freezer, plumbing for white goods, two double glazed windows to the side, uPVC panel and double glazed exit door.

FIRST FLOOR LANDING

Doors to both bedrooms, bathroom and further staircase rising to the top floor.

BEDROOM ONE

13'7" x 11'8" (4.15 x 3.58)

Double glazed window to the front and radiator.

BEDROOM TWO

9'6" x 6'7" (2.90 x 2.03)

Double glazed window to the rear and radiator.

BATHROOM

9'8" x 6'3" (2.96 x 1.93)

Three piece suite comprising panel bath with glass screen, mixer tap and shower attachment, wash hand basin with

mixer tap and WC. Double glazed window to the rear, tiled floor, radiator and extractor fan.

TOP FLOOR BEDROOM

20'5" max x 13'6" (6.23 max x 4.12)

Two radiators, double glazed window to the side with fantastic views over the surrounding area.

OUTSIDE

The property is approached via a paved entrance to the front entrance door with brick rendered wall and adjacent small parking area to the left hand side of the property with access into the rear garden.

TO THE REAR

The rear garden is of a good overall size, fenced in to both sides with a generous lawn and planted flowerbeds down the left hand side. The property also benefits from an initial good size paved patio area (ideal for entertaining), pedestrian access onto the driveway and to the front.

DIRECTIONS

From the centre of Eastwood, turn off onto Church Street where the property can then be found a little further along on the right hand side.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	55	
(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.