



12 Helmsley Drive
Eastwood Nottingham NG16 3RS

£200,000



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Tucked away in a quiet cul-de-sac is this three bedroom detached house in the popular Eastwood area, offering great potential for modernisation. Inside to the ground floor is a large lounge/diner & separate kitchen with three bedrooms & family bathroom on the first floor. Outside is an enclosed rear garden, gravel front garden & driveway.

With no upward chain, this property presents an excellent opportunity and is likely to sell quickly. Don't miss out!

Located close to Eastwood Town Centre, residents benefit from a wide range of amenities including shops, a library, eateries, cafes, and bus stops with routes to various destinations. Ikea Retail Park and Morrisons Supermarket are nearby for all your shopping needs. Several recreational parks are within walking distance, perfect for leisure and outdoor activities.

Transport links are excellent, with Langley Mill train station, the A610, and the M1 motorway all easily accessible making commuting straightforward and convenient.





Entrance Hall

Stairs to first floor, radiator, door to lounge, carpet & wooden glazed door to the front elevation.

Lounge/Diner

22'9" x 13'8" (6.93m x 4.17m)

Good size lounge/diner with carpet radiator, door to kitchen, downstairs storage cupboard, single glazed window to the rear elevation & double glazed bow window to the front elevation.

Kitchen

11'0" x 7'4" (3.35m x 2.24m)

Wall & base units, laminate worktop over, stainless steel sink & drainer with mixer tap, tiled surround, free standing cooker, plumbed for washing machine, vinyl tiled flooring, radiator, single glazed window to the rear elevation, single glazed wooden door to the side elevation.

First Floor Landing

Doors off, loft hatch & single glazed window to the side elevation.

Bedroom One

11'1" x 9'9" (3.38m x 2.97m)

Carpet, radiator & single glazed window to the rear elevation.

Bedroom Two

11'4" x 9'7" (3.45m x 2.92m)

Carpet, radiator & single glazed window to the front elevation.

Bedroom Three

8'1" x 6'10" (2.46m x 2.08m)

Carpet, radiator & single glazed window to the front elevation.

Bathroom

6'5" x 6'2" (1.96m x 1.88m)

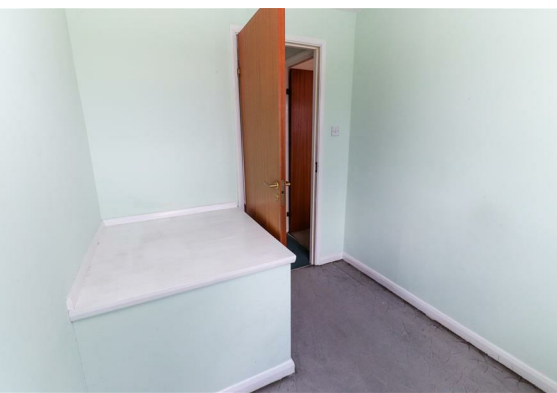
Panelled bath with shower over, low flush WC, pedestal wash hand basin, part tiled walls, cupboard housing hot water tank, frosted single glazed window to the rear elevation.

Front Garden

Gravel frontage & driveway to side.

Rear garden

Patio, plants & shrubs (needs some work)



Floor Plan



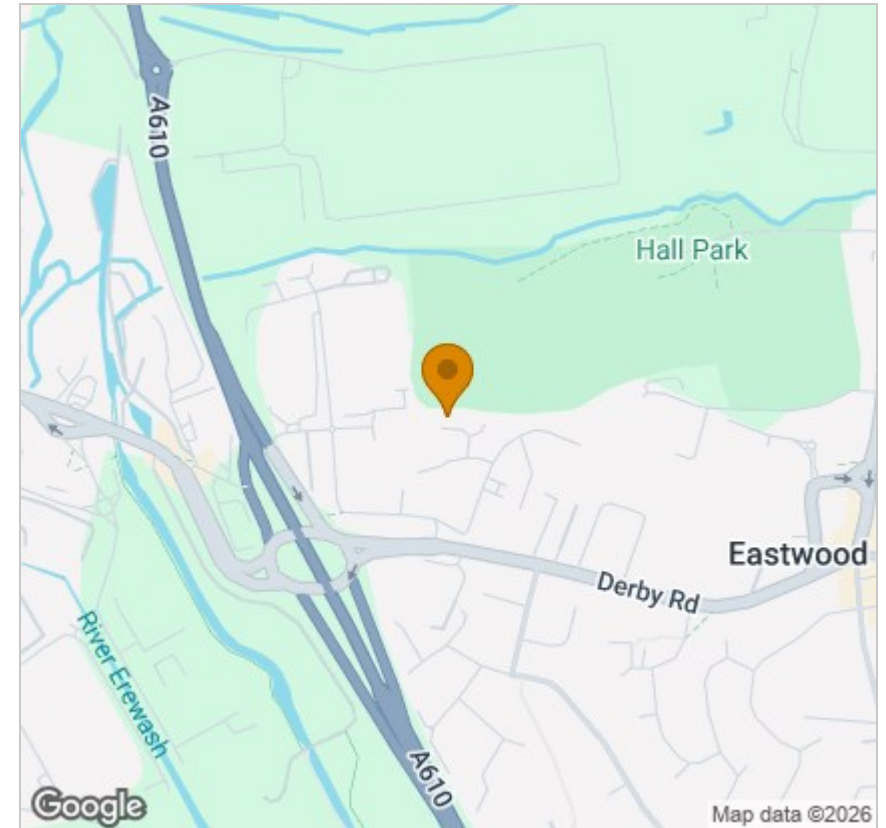
Viewing

Please contact our Eastwood Office on 01773 535535 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	