

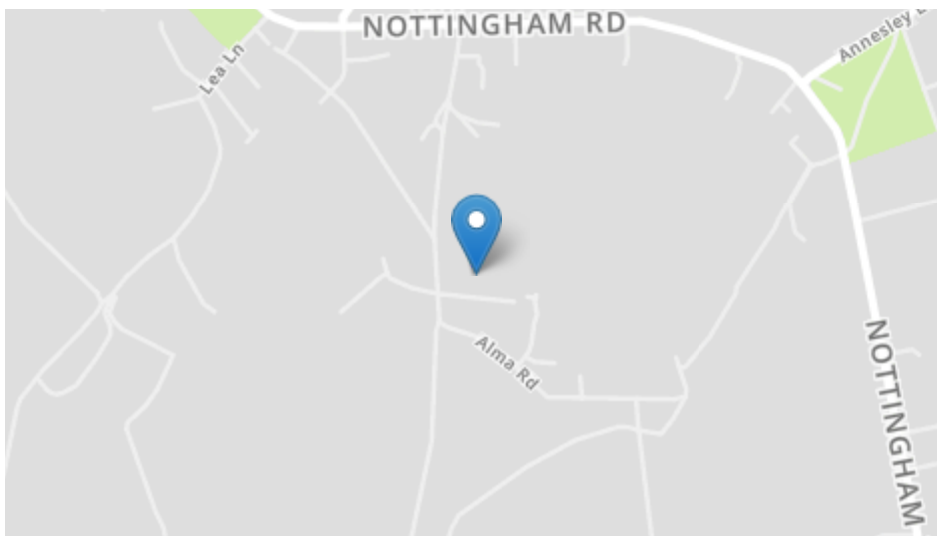
Inkerman Street, Selston, NG16 6BQ

£170,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	63	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Mid Terrace House
- 3 bedrooms
- Spacious Lounge
- Dining Kitchen
- Driveway & Garage
- South Facing Rear Garden
- Quiet Cul De Sac Location
- No Upward Chain

Our Seller says....

want to view?  
 Call us on 0115 938 5577  
 Our lines are open 8am - 8pm  
 7 Days a week  
 or email  
 mail@watsons-residential.co.uk  
 Ref - 27683533

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY  
 www.watsons-residential.co.uk

0115 938 5577  
 8am-8pm - 7days





\*\*\* FIRST TIME BUYERS/INVESTORS STAND BY \*\*\* A spacious 3 bedroom home with a driveway AND garage is available to buy at a fantastic price and we expect a LOT of interest! Offered for sale with no forward chain we think this a great opportunity to either take that first important step on the property ladder or secure a great buy to let investment in a sought after private cul-de-sac on the outskirts of this charming village. Internally, the property has a spacious lounge, dining kitchen, three bedrooms and a family bathroom. Outside you will find a SOUTH FACING garden and a single garage en-bloc. There are only three of these homes built and as such do not come up for sale all that often, so this is your opportunity to secure a great home at a great price! Call us now to book your viewing.

## Ground Floor

### Lounge

4.86m x 3.77m (15' 11" x 12' 4") UPVC double glazed entrance door & bay window to the front, 2 radiators, an electric feature fireplace, laminate wood flooring, double doors to the dining kitchen. Under stair storage cupboard housing the meters and stairs to the first floor.

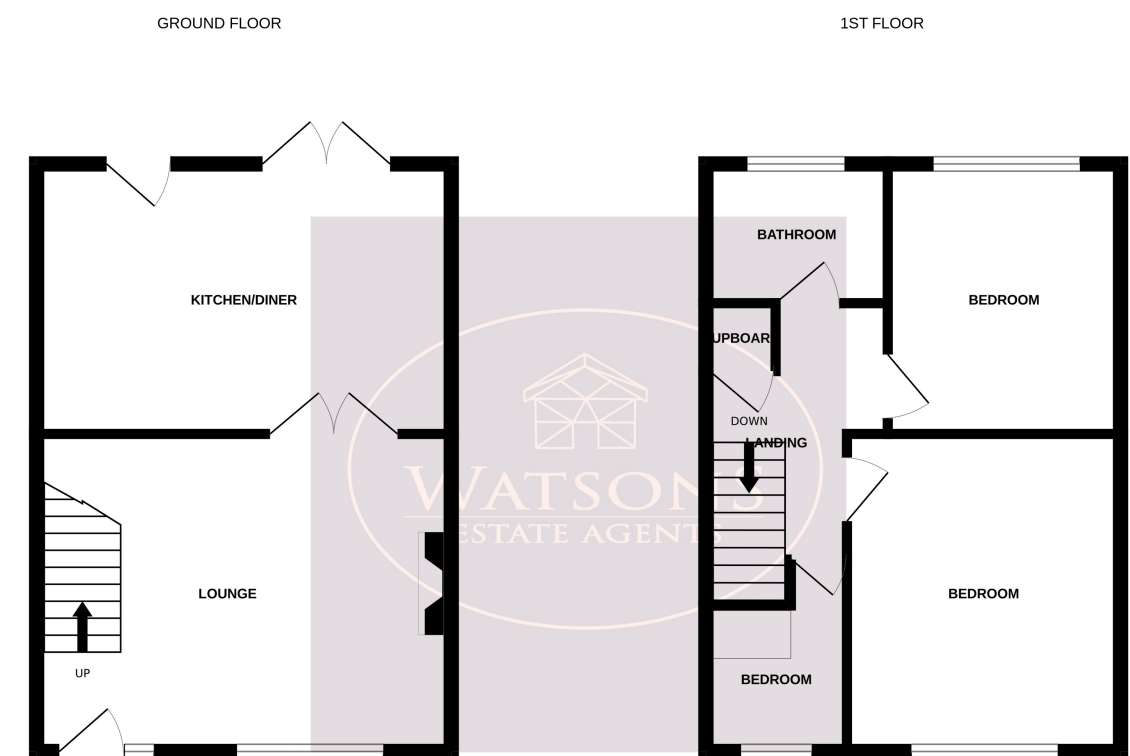
### Dining Kitchen

4.86m x 3.17m (15' 11" x 10' 5") A range of matching wall & base units, work surfaces incorporating a breakfast bar, integrated fridge, waist height double electric oven and gas hob with extractor over. Tiled flooring, radiator and uPVC double glazed French doors to the rear garden.

## First Floor

### Landing

Storage cupboard, access to the attic, doors to all bedrooms & bathroom.



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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### Bedroom 1

3.78m x 3.07m (12' 5" x 10' 1") UPVC double glazed window to the front & radiator.

### Bedroom 2

3.19m x 2.61m (10' 6" x 8' 7") UPVC double glazed window to the rear & radiator.

### Bedroom 3

2.44m x 1.65m (8' 0" x 5' 5") UPVC double glazed window to the front & radiator.

### Bathroom

White 3 piece suite comprising of WC, pedestal sink and panelled bath with electric shower over. Chrome heated towel rail and obscured uPVC double glazed window to the rear.

### Outside

To the front of the property is a paved driveway with space for 2 cars, and via a shared driveway to the side of the property is the garage with up & over door. The South facing rear garden is enclosed by timber fences & brick wall, and comprises of a paved patio area with brick built BBQ, outside tap and artificial lawn.