

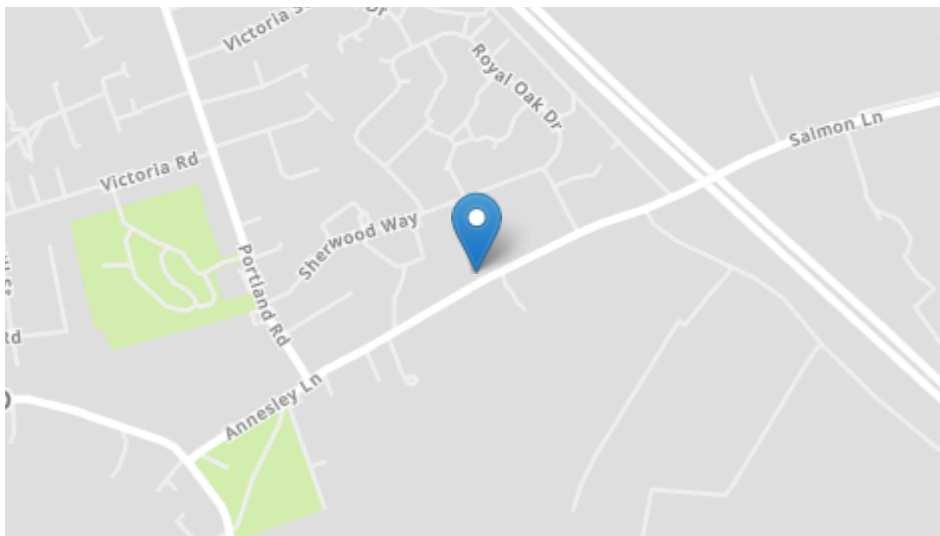
Annesley Lane, Selston, NG16 6AJ

£260,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		100
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Semi Detached Cottage
- 3 Bedrooms
- Spacious Lounge With Open Views
- Fitted Dining Kitchen
- Driveway & Detached Garage
- Landscaped Rear Garden
- Character Features Throughout
- Excellent Road & Transport Links
- 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 - 27941686

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



*** AMAZING ANNESLEY *** This character 3 bedroom semi detached cottage is offered for sale with NO UPWARD CHAIN and is located in a very popular area within the village of Selston and boasts pretty countryside views to the front and a private driveway. Boasting internally, living room, dining kitchen, 3 generous bedrooms and a family bathroom. This property is perfect for those looking for something with character and charm. Call us today to book your viewing!

Ground Floor

Dining Kitchen

5.69m x 3.73m (18' 8" x 12' 3") A range of matching farmhouse style wall & base units with worksurfaces incorporating an inset 1.5 bowl sink & drainer unit. Integrated appliances including electric oven and hob with extractor over. Plumbing for washing machine and dishwasher. UPVC double glazed entrance door, character ceiling beams, two radiators and tiled floor. UPVC double glazed windows to the front and rear, door to the inner hall.

Inner Hall

Built in storage cupboard, doors to the lounge and dining kitchen, stairs to the first floor.

Lounge

5.64m x 3.74m (18' 6" x 12' 3") UPVC double glazed window with open views to the front, windows to the side and rear. Feature fireplace with real flame gas fire, 2 radiators, laminate wood flooring and character ceiling beams.

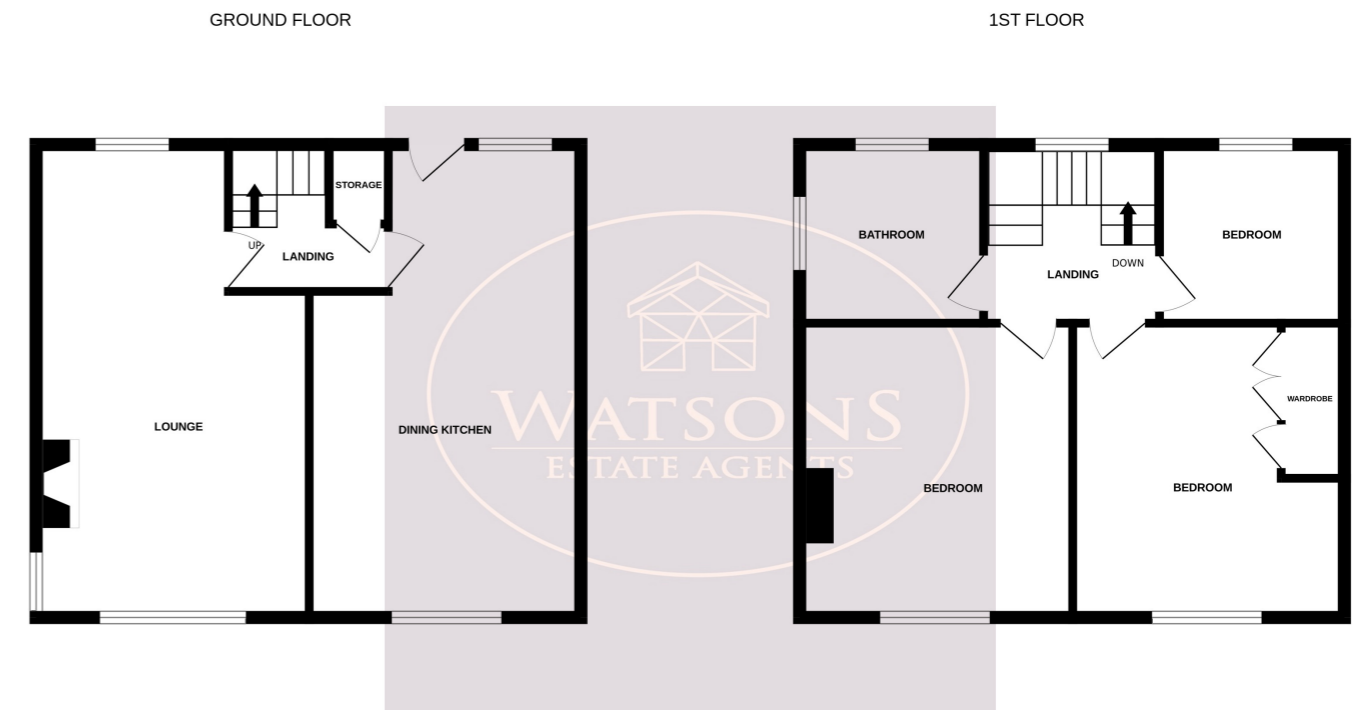
First Floor

Landing

UPVC double glazed window to the rear, access to the attic, doors to all bedrooms and the bathroom.

Bedroom 1

3.78m x 3.4m (12' 5" x 11' 2") UPVC double glazed window with open views to the front, radiator, and laminate wood flooring.



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 2

3.74m x 3.34m (12' 3" x 10' 11") UPVC double glazed window with open views to the front, radiator, laminate wood flooring and fitted wardrobes

Bedroom 3

2.57m x 2.1m (8' 5" x 6' 11") UPVC double glazed window to the rear, laminate wood flooring, radiator and fitted wardrobe.

Bathroom

White 3 piece suite comprising wc, vanity sink unit and panelled bath with mains fed shower over. Chrome heated towel rail, ceiling spotlights, extractor fan, fully tiled walls, tiled floor and obscured uPVC double glazed windows to the side and rear.

Outside

The front of the property is enclosed by brick walls and comprises flower bed borders with a range of plants and shrubs, turfed lawn, tarmac driveway leading to the detached garage fitted with power, lighting and up & over door. The landscaped rear garden is enclosed by timber fencing to the perimeter with gated access to the side and comprises paved patio, timber decking, timber shed and brick built outhouse.