

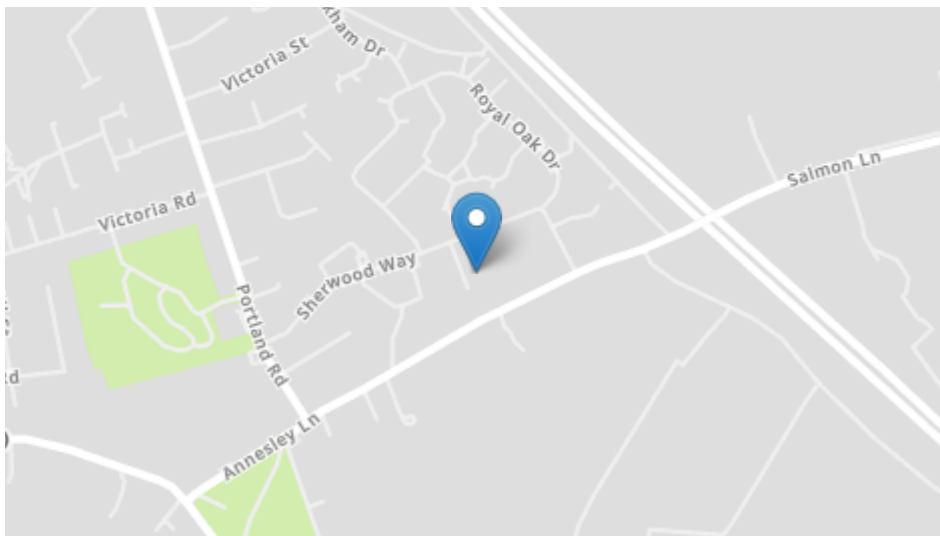
Maid Marion Avenue, Selston, NG16 6QH

Guide Price £170,000

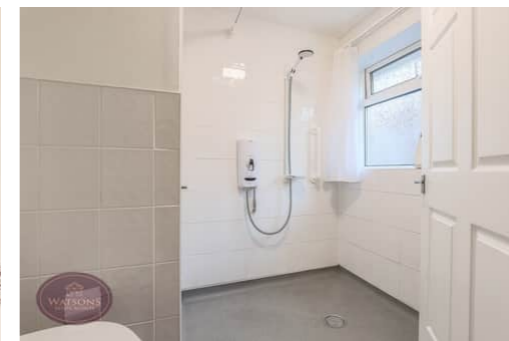


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Detached Bungalow
- 2 Bedrooms
- Generous Lounge Diner
- Fitted Kitchen
- Newly Fitted Wet Room
- Off Road Parking
- Private Rear Garden
- Popular Residential Location

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 - 28593444

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



*** GUIDE PRICE £170,000 - £180,000 *** CALLING ALL DOWNSIZERS, FIRST TIME BUYERS & INVESTORS! *** This 2 bedroom detached bungalow in Selston offers the perfect location as well as just the right amount of space. Accommodation in brief comprises; inner hallway, spacious lounge/diner, fitted kitchen, two good size bedrooms and wet room. Externally there is a private rear garden ideal for the summer months as well as a driveway to the front. Maid Marion Avenue is conveniently located offering the 'best of both worlds' - away from the hustle & bustle with picturesque countryside to explore whilst still being within easy reach of well regarded schools, family friendly pubs and great road links including Junction 27 of the M1 motorway. Nearby Towns include Eastwood & Hucknall where you will find a wide array of amenities, both only a short drive away. This bungalow ticks all the boxes, whether you're searching for your first home, or looking for the ultimate retirement spot. Call our team today to arrange your viewing!

Kitchen

2.74m x 2.31m (9' 0" x 7' 7") UPVC double glazed entrance door to the side. A range of matching wall & base units with work surfaces incorporating a stainless steel sink & drainer unit. Integrated appliances including electric oven and hob with extractor over. Plumbing for washing machine, tiled floor, partly tiled walls and electric heater. UPVC double glazed window to the rear and door to the lounge diner.

Lounge Diner

5.55m x 3.15m (18' 3" x 10' 4") UPVC double glazed sliding patio doors leading to the rear garden, electric heater, inset electric fire with wooden fire place surround and door to the inner hall.

Inner Hall

UPVC double glazed window to the side, built in storage cupboard, doors to the lounge diner, wet room and both bedrooms.



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.
Made with Metropix (2024)

Bedroom 1

3.68m x 3.16m (12' 1" x 10' 4") UPVC double glazed window to the front and electric heater.

Bedroom 2

2.68m x 2.35m (8' 10" x 7' 9") UPVC double glazed window to the front, electric heater and built in storage cupboard.

Wet Room

2.31m x 1.66m (7' 7" x 5' 5") White 2 piece suite comprising WC and wall mounted sink unit. Walk in shower with non slip floor and electric shower over. Fully tiled walls, electric heater, extractor fan, built in airing cupboard and obscured uPVC double glazed window to the side.

Outside

To the front of the property a tarmac driveway provides ample off road parking. The rear garden offers a good level of privacy and comprises paved patio, turfed lawn, raised flower bed borders with a range of plants & shrubs, metal shed and raised paved seating area. The garden is enclosed by timber fencing to the perimeter with gated access to the side.