

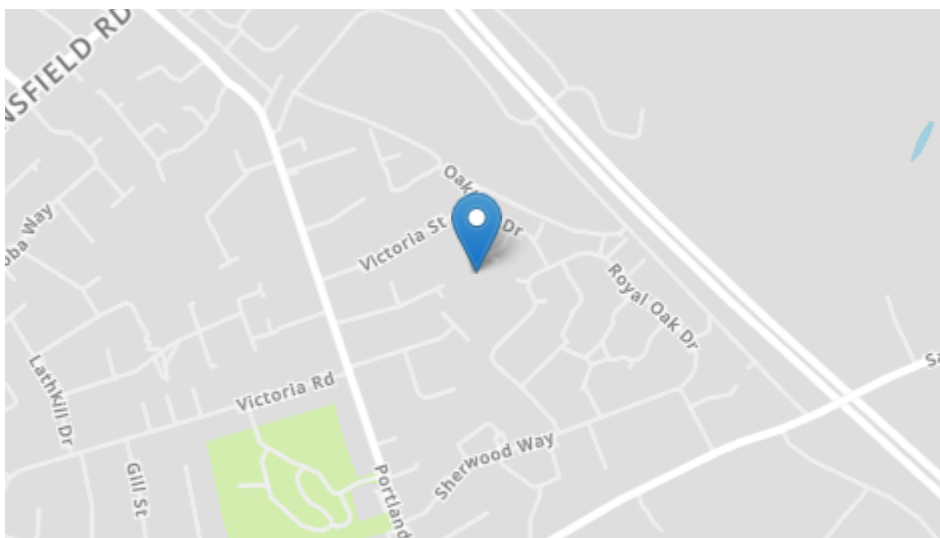
Middleton Close, Selston, NG16 6RS

Offers in Region of £140,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		89
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(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	



Our Seller says....

- Mid Town House
- 2 Double Bedrooms
- New Windows & Front Door
- South West Facing Rear Garden
- Allocated Parking
- Popular Residential Location
- Ease Of Access To M1
- Ideal First Buy or Investment
- No Upward Chain

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 - 26568614

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  
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\*\*\* TAKE THAT FIRST STEP ON THE PROPERTY LADDER \*\*\* Offered for sale with NO UPWARD CHAIN, this modern two bedroom town house situated in a cul-de-sac location would suit a range of buyers including first timers, downsizers and buy to let investors. The property in brief comprises to the ground floor; entrance hall, lounge and open plan dining kitchen. To the first floor a landing giving access to two double bedrooms and a three piece bathroom suite. The property also benefits from a new front door and windows. To the outside a low maintenance front garden with a driveway to the side of the properties providing off road parking for two cars, to the rear an enclosed garden with patio and lawn areas. Selston is popular for its proximity to the countryside and is just a few minutes drive from Junction 27 of the M1 motorway, with Town Centres including Eastwood & Kirkby in Ashfield just a short drive away. Nearby amenities include a post office, public house & restaurant and convenience store.

## Ground Floor

### Porch

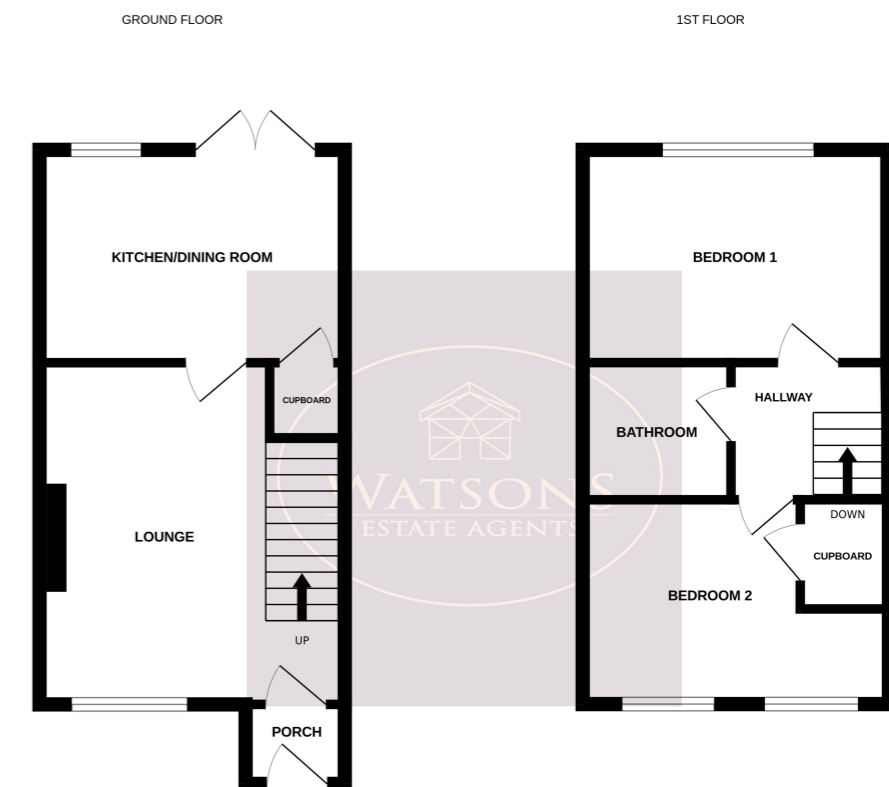
Composite door to the front and door to the lounge.

### Lounge

4.87m x 3.84m (16' 0" x 12' 7") UPVC double glazed window to the front, radiator, stairs to the first floor and door to the dining kitchen.

### Dining Kitchen

3.83m x 2.66m (12' 7" x 8' 9") A range of matching wall & base units, work surfaces incorporating a sink & drainer unit. Integrated electric oven & gas hob with extractor over. Plumbing for washing machine, under stairs storage, storage cupboard housing the boiler and uPVC double glazed French doors leading to the rear garden.



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 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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## First Floor

### Landing

Access to the attic and doors to both bedrooms and bathroom.

### Bedroom 1

3.83m x 2.85m (12' 7" x 9' 4") UPVC double glazed window to the rear and radiator.

### Bedroom 2

3.84m (2.81m min) x 2.69m (12' 7" x 8' 10") 2 uPVC double glazed windows to the front, airing cupboard incorporating hot water tank and radiator.

### Bathroom

3 piece suite in white comprising WC, vanity sink and bath with shower over. Extractor fan.

### Outside

To the front of the property is a turfed lawn and a range of mature shrubs. There is a driveway providing off road parking for 2 cars adjacent to the property. The rear garden offers a good level of privacy and comprises a paved patio, turfed lawn, enclosed by timber fencing to the perimeter with gated access to the rear.