

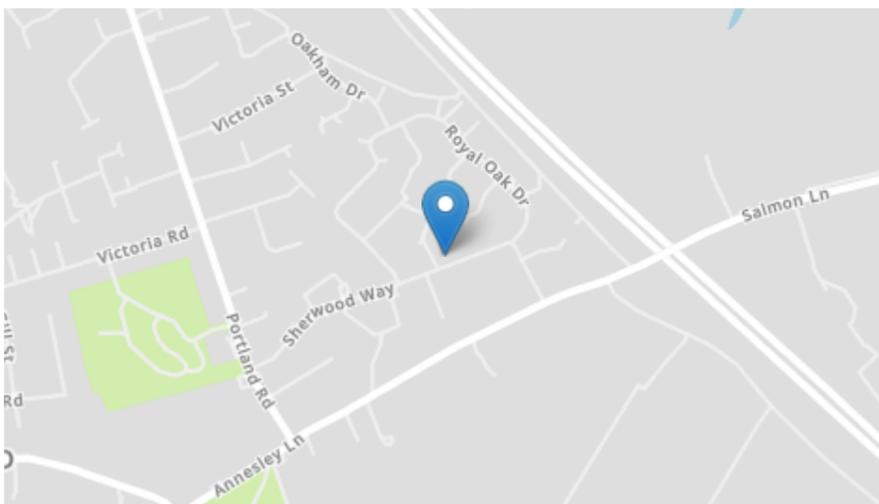
Sherwood Way, Selston, NG16 6PZ

£180,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	69	
(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	



- Detached Bungalow
- 3 Bedrooms
- Generous Lounge Diner
- Fitted Kitchen
- Driveway & Garage
- Private Rear Garden
- Ease Of Access to M1
- 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 - 27423350

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



\*\*\* NO CHAIN AND READY TO MOVE INTO \*\*\* Situated amongst similar properties in a quiet and convenient village setting this charming detached bungalow boasts easy to maintain gardens front and rear, ample private parking to a detached garage and is offered with no forward chain. The accommodation benefits from a lounge/diner, kitchen, bathroom, three bedrooms, gardens to front and rear and detached garage. Call us now to book your viewing!

**Entrance Hall**

Entrance door to the front, metal framed double glazed window to the front, doors to the lounge and bedrooms 1 & 2, WC and wet room.

**WC**

WC, wall mounted sink and obscured metal framed double glazed window to the side.

**Lounge Diner**

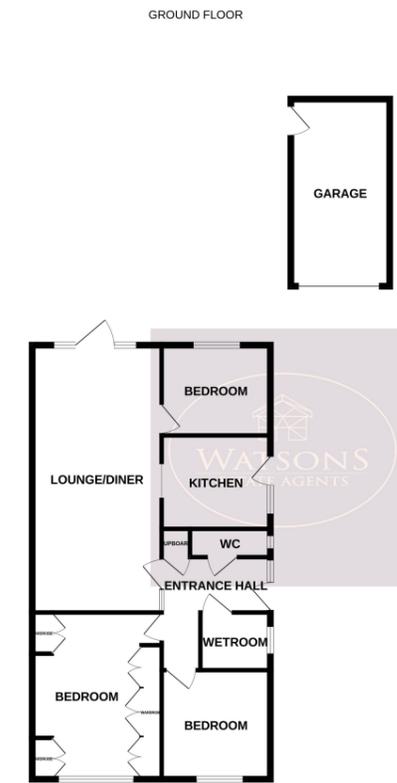
7.08m x 3.47m (23' 3" x 11' 5") Radiator, wood effect laminate flooring, uPVC double glazed French doors to the rear garden and open to the kitchen, door to bedroom 3.

**Kitchen**

2.74m x 2.51m (9' 0" x 8' 3") A range of matching wall & base units, work surfaces incorporating and inset sink & drainer unit. Space for cooker, plumbing for washing machine, radiator, metal double glazed window to the side and door to the side.

**Bedroom 1**

4.42m x 3.48m (14' 6" x 11' 5") UPVC double glazed window to the front, a range of fitted furniture, wood effect laminate flooring and radiator.



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 (2022)

**Bedroom 2**

2.81m x 2.75m (9' 3" x 9' 0") UPVC double glazed window to the front, wood effect laminate flooring and radiator.

**Bedroom 3**

2.74m x 2.42m (9' 0" x 7' 11") UPVC double glazed window to the rear and radiator.

**Wet Room**

WC, pedestal sink unit and electric shower. Radiator and obscured metal framed double glazed window to the side.

**Outside**

To the front of the property is a turfed lawn. A tarmac driveway running alongside the property provides ample off road parking and leads to the garage with up and over door. The rear garden offers a good level of privacy and comprises a paved patio, turfed lawn and is enclosed by timber fencing to the perimeter with gated access to the side.