

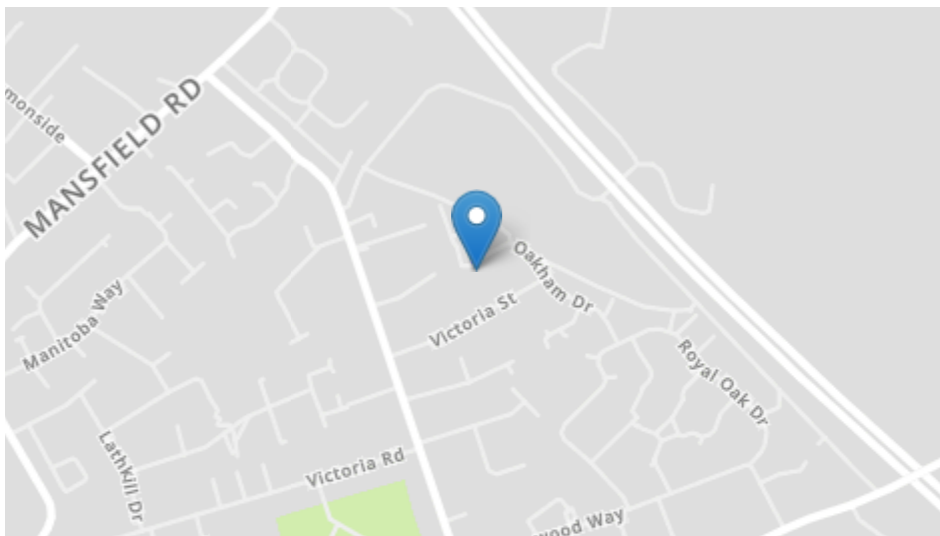
Oakham Drive, Selston, NG16 6RR

Offers Over £190,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>87</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>55</b>	
(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	



- Modern Semi Detached Home
- Open Plan Dining Kitchen
- 3 Bedrooms
- Ground Floor WC
- Enclosed Rear Garden
- Driveway
- Good Road & Transport Links
- Schools Within Walking Distance

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 - 27654504

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





**\*\*\* SUPER SEMI DETACHED IN SELSTON \*\*\*** This lovely modern 3 bedroom semi detached family home is located in a quiet and popular area of this desirable village and will very much to appeal to first time buyers looking to get their foot on the property ladder or potentially buy to let investors looking for a safe investment. Being a modern property it comes with all of the usual benefits, such as a private driveway, front and rear gardens, lounge, dining kitchen, downstairs WC, 3 good size bedrooms and family bathroom. A perfect home for those looking for a great first time purchase! Call us today to book your viewing.

## Ground Floor

### Entrance Porch

UPVC entrance door & window to the side. Doors to the downstairs WC and lounge.

### Lounge

4.8m x 4.41m (15' 9" x 14' 6") UPVC double glazed window to the front, 2 x radiator, stairs to the first floor and door to the kitchen.

### Dining Kitchen

4.44m x 2.54m (14' 7" x 8' 4") A range of matching wall & base units with work surfaces incorporating an inset 1.5 bowl sink & draining unit, plumbing for washing machine, space for tumble dryer, integrated electric oven and gas hob with space for extractor over. Radiator, doors to under stairs storage and lounge, uPVC double glazed window to the rear. Open plan dining area with French doors leading to the rear garden.

### WC

White WC, vanity sink unit, radiator, extractor fan and obscured uPVC double glazed window to the front.

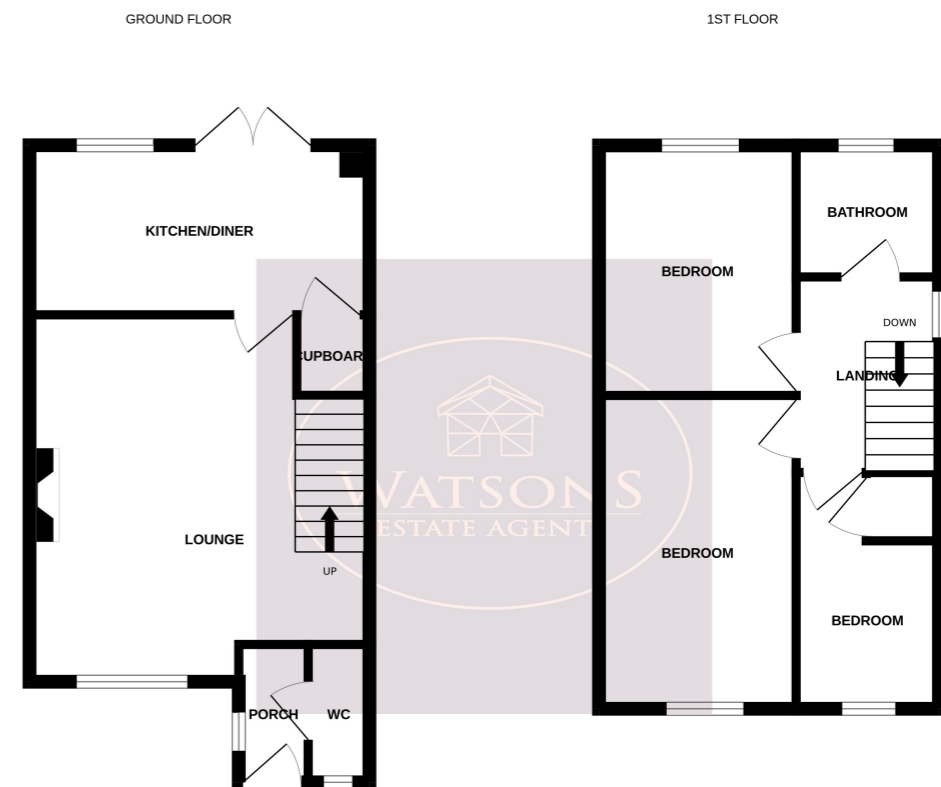
## First Floor

### Landing

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

### Bedroom 1

4.1m x 2.55m (13' 5" x 8' 4") UPVC double glazed window to the front and radiator.



Whilst every attempt has been made to ensure the accuracy of the floorplans 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

3.28m x 2.55m (10' 9" x 8' 4") UPVC double glazed window to the rear and radiator.

### Bedroom 3

3.08m x 1.8m (10' 1" x 5' 11") UPVC double glazed window to the front, radiator and storage cupboard housing the hot water tank.

### Bathroom

Traditional style 3 piece suite comprising of WC, vanity sink unit, and panelled bath with mains shower over. Obscured uPVC double glazed window to the rear & radiator.

### Outside

Turfed lawn front garden with tarmac driveway to the side with space for multiple cars. The rear garden is enclosed by timber fences and comprises of a paved patio area, turfed lawn, timber shed and gate to the driveway.