

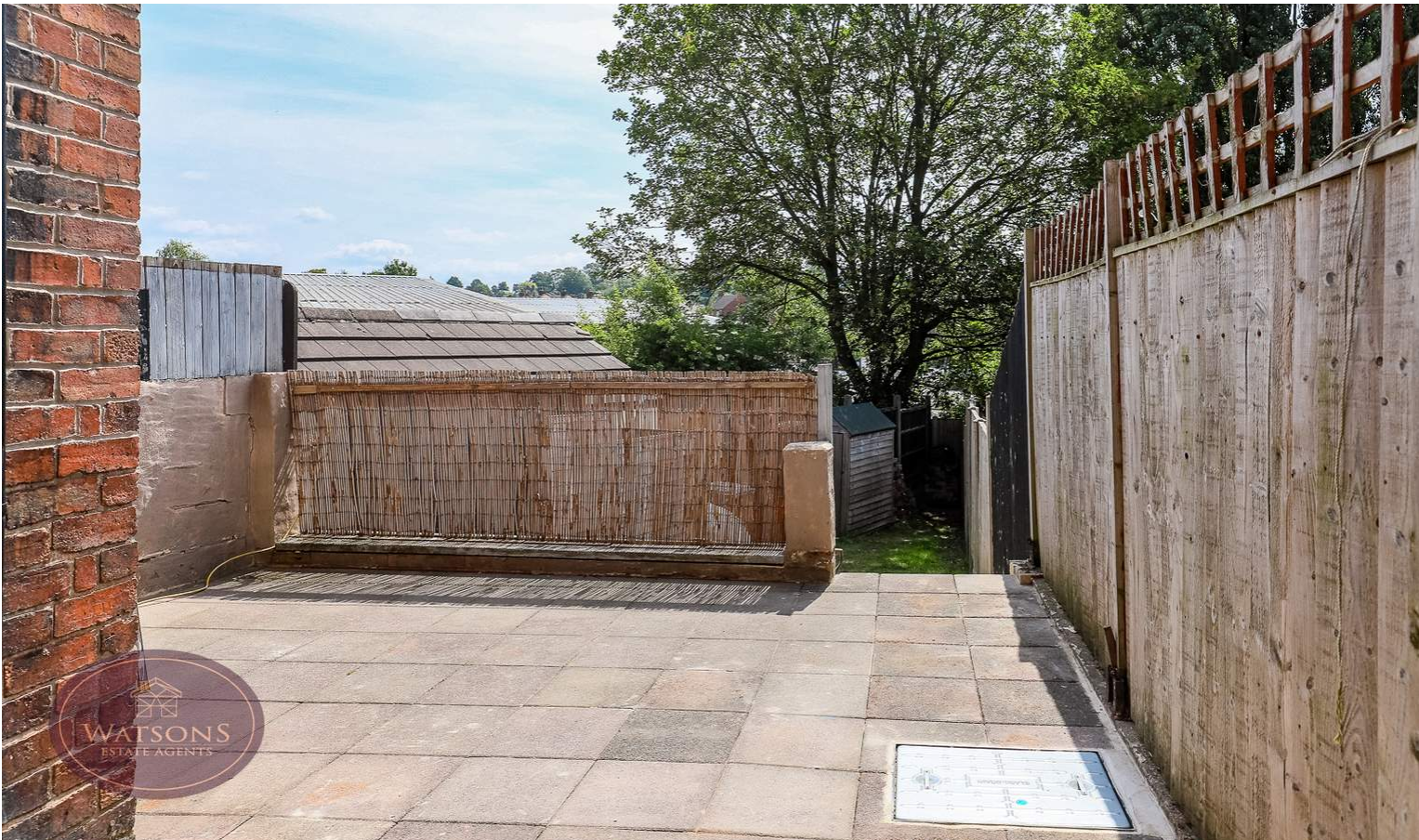
Mansfield Road, Selston, NG16 6EB

£180,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		89
(81-91) B		
(69-80) C	76	
(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		



- Semi Detached Refurbished Home
- 3 Good Size Bedrooms
- Lounge
- Modern Dining Kitchen
- Fitted Desk & Study Area
- Utility & Downstairs WC
- Family Bathroom
- Well Presented Throughout
- Great Roads & Transport Links
- Close to Amenities

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 - 29193847

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



*** OFFERS OVER £180,000 *** MAGNIFICENT AND MODERNISED! *** NO CHAIN *** This fabulous 3 bedroom semi detached home has been meticulously and expertly re-furnished to a very high standard by the current owners. Comprising a living room, stunning kitchen/dining room, utility room, downstairs WC, 3 bedrooms, modern bathroom, large loft space and a garden to the rear. Boasting all new carpets and floor coverings, new boiler and central heating system plus much much more! Located in the popular village of Selston close to many local amenities and schools this is a great buy for someone looking to buy a 'turn key' home of the very highest quality! To purchase this stunning home call our team today to book your viewing!

Ground Floor

Lounge

3.88m x 3.62m (12' 9" x 11' 11") UPVC entrance door, with uPVC double glazed window to the front, radiator and door to dining kitchen.

Dining Kitchen

5.50m x 3.90m (18' 1" x 12' 10") A range of matching wall and base units with work surfaces incorporating a stainless sink & drainer unit. Integrated appliances including waist height double electric oven, 4 ring gas hob with extractor over, fridge freezer and dishwasher. Breakfast bar, ceiling spotlights, radiator, door to utility, stairs to the first floor with under stairs storage and a study area with a fitted desk.

Utility

Wall and base units with work surfaces and uPVC double glazed window to the side, plumbing for a washing machine and door to rear garden.

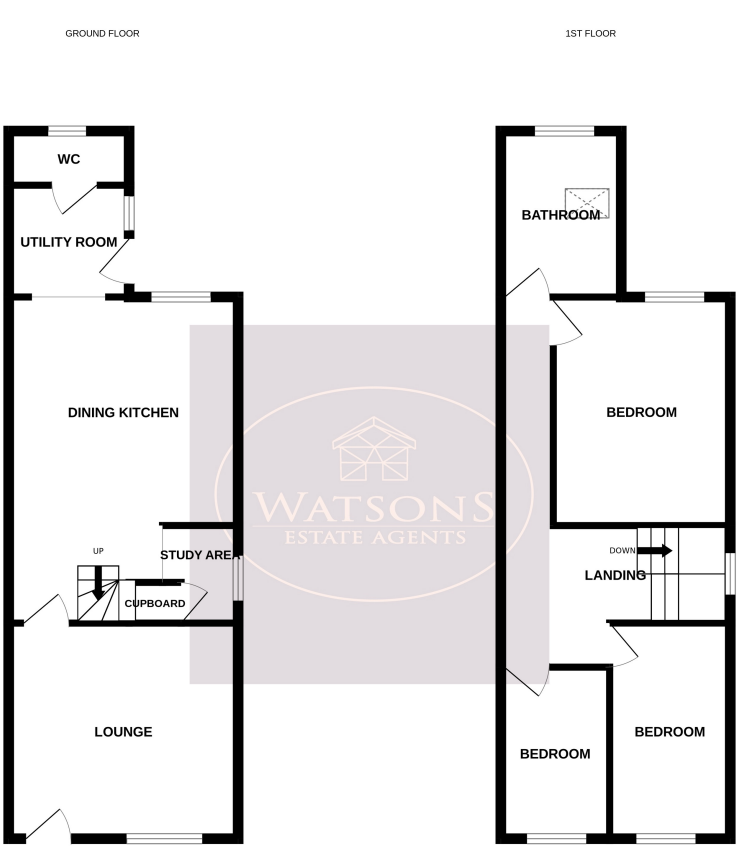
Downstairs WC

WC, vanity sink with storage under, radiator, tiled flooring and an obscured uPVC double glazed window to the front.

First Floor

First floor landing

UPVC double glazed window to the side, access to fully boarded attic housing combination boiler and 2 Velux windows to the front and rear. Doors to all bedrooms, bathroom and a 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 Mapbox 12/025

Bedroom 1

3.64m x 2.96m (11' 11" x 9' 9") UPVC double glazed window to the rear and radiator.

Bedroom 2

3.62m x 1.90m (11' 11" x 6' 3") UPVC double glazed to the front and radiator.

Bedroom 3

2.79m x 1.89m (9' 2" x 6' 2") UPVC double glazed window to the front and radiator.

Bathroom

White 3 piece suite comprising wc, vanity sink with storage under, panel bath with electric shower over. Ceiling spotlights, extractor fan, partially tiled walls, laminate wood flooring , radiator and obscured double glazed window to the rear, and Velux window.

Outside

The front of the property features an paved stair way leading to the entrance door, enclosed by a patrician brick wall. A shared paved pathway, leads toward a timber gate to the rear garden. The rear garden, at present moment, hasn't been completed in it's renovation. As it stands it has a paved patio seating area, with stone steps leading down towards a paved seating area, another set of paved stone steps lead to a lawn enclosed by timber fencing.