

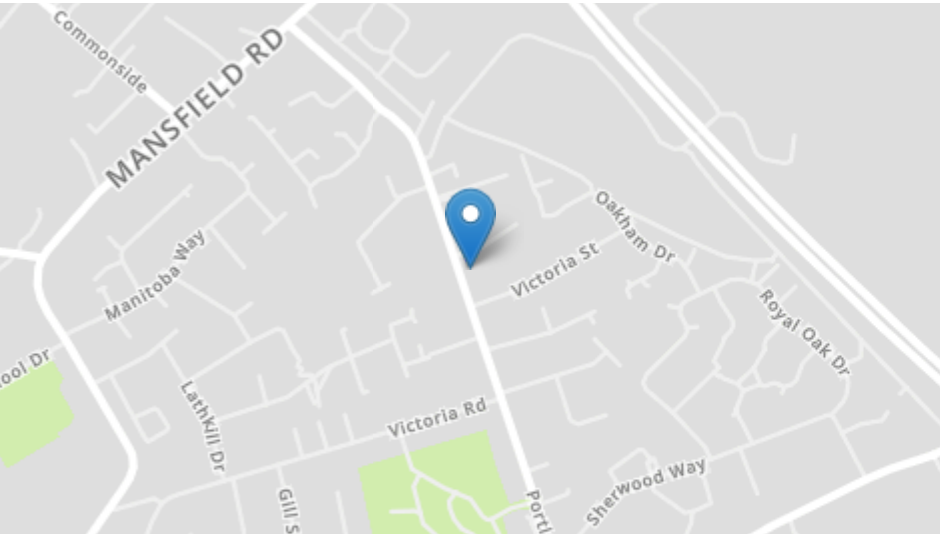
Portland Road, Selston, NG16 6AS

Guide Price £220,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	59	78
England, Scotland & Wales	EU Directive 2002/91/EC	



- Semi Detached Refurbished Home
- Three Good Size Bedrooms
- Two Light & Airy Reception Rooms
- Modern Fitted Kitchen
- No Upward Chain
- Well Presented Throughout
- Utility & Downstairs WC
- Study/Storage Area
- Three Piece Bathroom Suite
- Well Maintained Rear Garden

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 - 27027911

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 £220,000 - £230,000 *** RE-FURBISHED AND READY TO GO! *** NO CHAIN *** This stunning period 3 bedroom semi detached family home has been expertly and meticulously upgraded to a very high standard and is ready to just move into and enjoy! Boasting, light and airy living space with a living room, dining room, well appointed fitted kitchen, utility room, downstairs WC, 3 bedrooms and a family bathroom. All new floor coverings give the property a 'new build' feel and outside the driveway, garden and boundary fences have all been renewed! A private driveway with double gates provides parking and at the rear of the property a selection of outbuildings great for a workshop/garage or for conversion to a home office or gym. Located in a very convenient position for local schools, shops and public transport this wonderful home has it all! To view this amazing home call our sales team today to book your viewing!

Ground Floor

Lounge

4.14m x 3.58m (13' 7" x 11' 9") UPVC entrance door, uPVC double glazed windows to the front, radiator, laminate wood flooring feature fireplace with inset electric fire and open access to hall.

Hall

Stairs to first floor and doors to study/storage area, dining room and lounge.

Study/Storage Area

2.95m x 1.73m (9' 8" x 5' 8") UPVC double glazed window to the side.

Dining Room

4.08m x 4.24m (13' 5" x 13' 11") UPVC double glazed window to the rear and side, radiator, and open access to the kitchen.

Kitchen

3.04m x 2.47m (10' 0" x 8' 1") A range of wall and base units with worksurfaces incorporating inset sink & drainer unit. Integrated appliances including electric oven and electric hob with extractor fan over. UPVC double glazed window to the side, radiator and uPVC door to side porch, and door to utility room.

Utility Room

2.79m x 2.52m (9' 2" x 8' 3") UPVC double glazed window to the side, laminate wood flooring, radiator, wall and base units and door to downstairs wc.

Downstairs WC

WC, and obscured uPVC double glazed window to the rear.

First Floor

First Floor Landing

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



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 quantity or efficiency can be given.
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Bedroom 1

3.60m x 3.18m (11' 10" x 10' 5") UPVC double glazed window to the rear and radiator.

Bedroom 2

4.15m x 2.09m (13' 7" x 6' 10") UPVC double glazed window to the front and radiator.

Bedroom 3

2.70m x 2.07m (8' 10" x 6' 9") UPVC double glazed window to the side and radiator.

Bathroom

White three piece suite comprising wc, vanity sink with storage under and panel bath with mains fed shower over. Obscured uPVC double glazed window to the rear, chrome heated towel rail, extractor fan, ceiling spotlights, tiled walls and radiator.

Outside

To the front of the property is a tarmacadam driveway giving access to the entrance door and a double timber gate leading to the rear garden. The rear garden features a gravel area, patio seating area raised artificial lawn, surrounded by timber fencing and a timber gate leading to the outbuilding at the rear of the property which can be utilised as a workshop area.

*** AGENT NOTE ***

AGENT NOTE: The seller has provided the following information; the combination boiler is located in the bathroom, it is around three years old and was last serviced in 2025.