

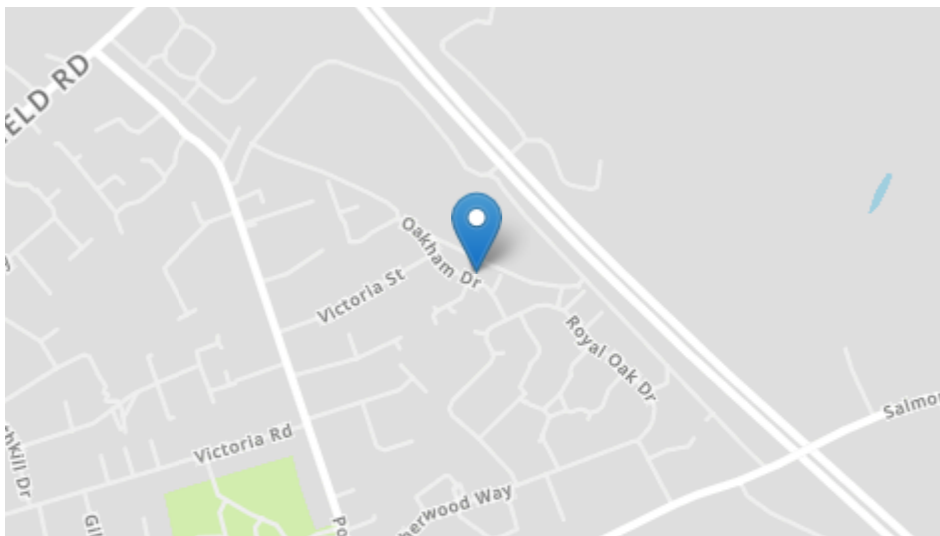
Oakham Drive, Selston, NG16 6RR

£190,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(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 Home
- 2 Double Bedrooms
- Fitted Dining Kitchen
- Lounge
- Driveway
- Landscaped Rear Garden
- Easy Access To M1 Motorway & Amenities
- Beautifully Presented Throughout

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 - 27903569

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



*** GET READY TO MOVE INTO THIS BEAUTIFUL HOME *** Once through the door you will be delighted to see the quality and finish of this modern two bedroom home, which is located in a desirable area within the popular village of Selston. Boasting very well presented and spacious living accommodation with private parking to the front and private garden to the rear. There is no reason to not view this very fine home, so call us today to book your viewing, you will not be disappointed!

Ground Floor

Entrance Porch

Composite entrance door to the front and door to the lounge.

Lounge

3.84m x 3.78m (12' 7" x 12' 5") UPVC double glazed window to the front, marble feature fireplace with electric fire, door to the dining kitchen and stairs to the first floor.

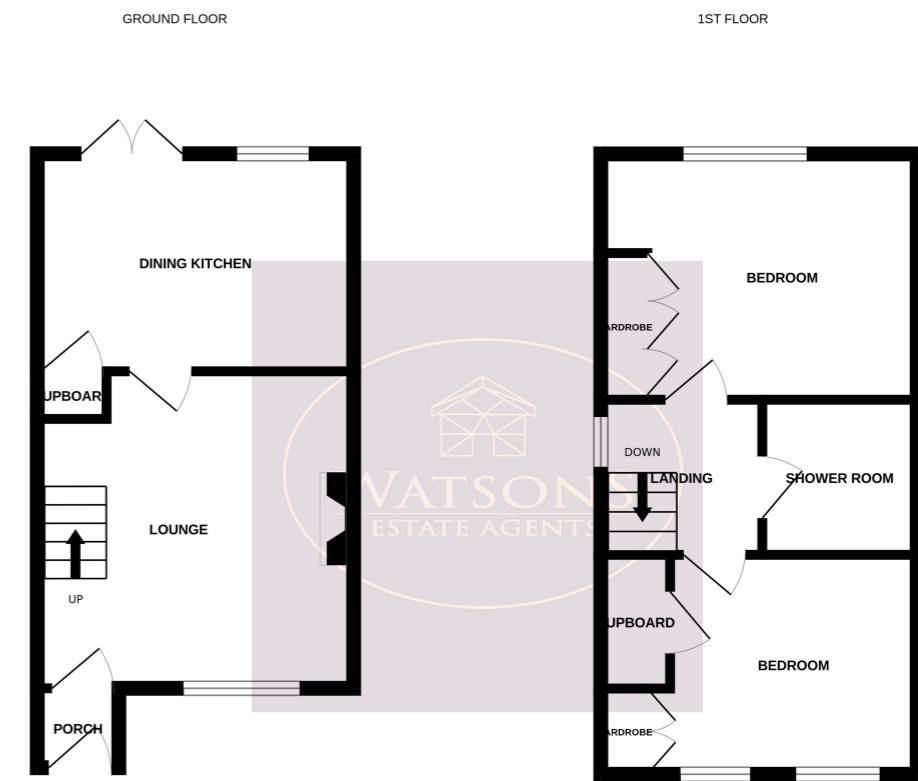
Dining Kitchen

3.78m x 2.62m (12' 5" x 8' 7") A range of matching wall & base units with worksurfaces incorporating an inset sink and drainer unit electric oven and gas hob with extractor over. Plumbing for washing machine, space for fridge freezer, ceiling spotlights, radiator, under stairs storage and uPVC double glazed window & French doors to the rear.

First Floor

Landing

Doors to both bedrooms and the 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 operability or efficiency can be given.
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Bedroom 1

3.35m x 2.62m (11' 0" x 8' 7") UPVC double glazed window to the rear, fitted wardrobes and radiator.

Bedroom 2

3.78m x 1.85m (12' 5" x 6' 1") UPVC double glazed windows to the front, fitted wardrobe, built in storage cupboard housing the combination boiler, radiator.

Shower Room

White 3 piece suite comprising; wc, vanity sink unit and shower cubicle with mains fed shower. Chrome heated towel rail and ceiling spotlights.

Outside

To the front is a paved pathway leading to the front porch, enclosed by wrought iron fencing. A tarmac driveway with space for up to 3 vehicles runs alongside, leading to a gate providing access to the rear garden which comprises; paved patio area, turfed lawn, flower bed borders with a range of plants & shrubs, timber shed, external tap and greenhouse and is enclosed by timber fences to the perimeter.