

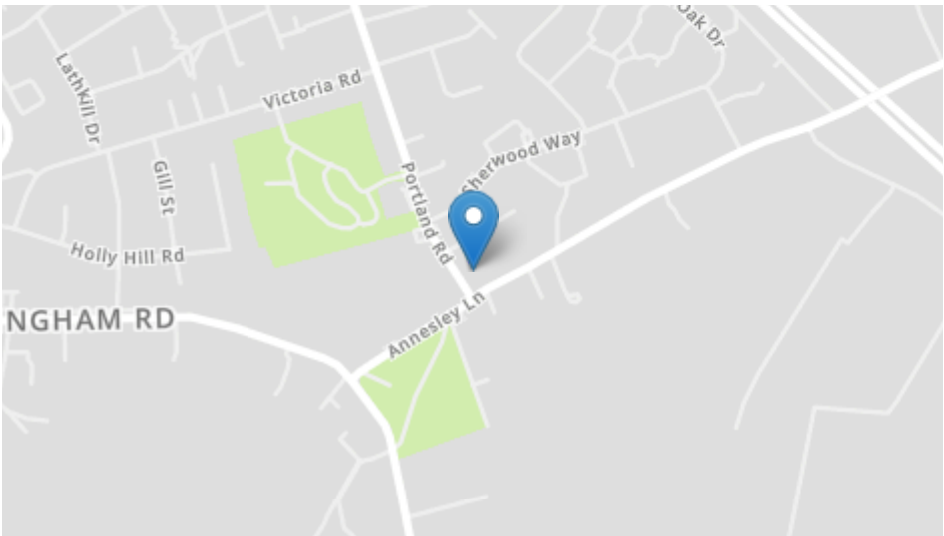
Portland Road, Selston, NG16 6AL

£260,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



- Detached Bungalow
- 3 Bedrooms
- Fitted Dining Kitchen
- Lounge
- Driveway & Garage
- Generous Front & Rear Gardens
- Close to Amenities & Bus Stops
- 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 - 28154403

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



*** LIFE ON ONE LEVEL *** NO CHAIN *** This charming 3 bedroom detached bungalow is located in the desirable village of Selston just off Annesley Lane and occupies a generous plot with ample private parking leading to a larger than average garage and a private garden to rear. Ready to move into this lovely bungalow has been well cared for and looked after and is now ready for the next owner to move into and enjoy all that this wonderful home has to offer!

Entrance Hall

UPVC double glazed entrance door to the front, doors to the lounge and dining kitchen.

Lounge

5.3m x 3.87m (17' 5" x 12' 8") UPVC double glazed French doors and windows to the front, inglenook fireplace with inset living flame gas fire, radiator and door to the inner hall.

Inner Hall

Airing cupboard housing the combination boiler, access to the attic and doors to all rooms.

Dining Kitchen

5.32m x 2.73m (17' 5" x 8' 11") A range of matching wall & base units with worksurfaces incorporating an inset 1.5 bowl sink & drainer unit. Integrated appliances including fridge freezer, dishwasher and microwave. Space for cooker with extractor over, plumbing for washing machine, radiator, uPVC double glazed windows to the front and side, uPVC double glazed door to the side.

Bedroom 1

3.92m x 3.22m (12' 10" x 10' 7") UPVC double glazed window to the rear and radiator.

Bedroom 2

3.4m x 2.73m (11' 2" x 8' 11") UPVC double glazed window to the rear and radiator.

Bedroom 3

2.73m x 2.45m (8' 11" x 8' 0") UPVC double glazed window to the side and radiator.

Shower Room

White 3 piece suite comprising wc, vanity sink unit and shower cubicle with mains fed shower. Tiled floor, radiator and obscured uPVC double glazed window to the side.

Outside

To the front of the property is a tarmacadam driveway with space for multiple vehicles, leading to the garage fitted with power, lighting, electric up & over door and uPVC double glazed door to the rear garden. The front garden is enclosed by hedges and timber fencing to the perimeter and comprises turfed lawn and flower bed borders with a range of plants and shrubs. The rear garden is enclosed by timber fencing to the perimeter with gated access to the side and comprises paved patio, turfed lawn, fruit trees, greenhouse and timber shed.

