

Valentine Avenue, Selston, NG16 6FZ

Guide Price £180,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		87
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	
(55-68) <b>D</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



- Semi Detached House
- 3 Good Size Bedrooms
- 2 Reception Rooms
- Generous Breakfast Kitchen
- Private Driveway
- Low Maintenance Rear Garden With Garden Room
- Open Views To The Rear
- Semi Rural Location

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 - 28846374

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 £180,000 - £190,000 \*\*\* GORGEOUS GARDEN & OPEN ASPECT TO THE REAR! \*\*\* This semi detached home is well presented throughout and would make a great starter home for a young family. The garden and open views to the rear are key selling features, along with the ample off road parking available to the front. The accommodation comprises in brief; entrance hall, lounge, dining room and extended kitchen with French doors overlooking the rear garden. On the first floor, the landing leads to the 3 bedrooms - 2 of which are double - and the family bathroom fitted with a white suite and benefitting from a separate WC. Outside, the gardens have been well maintained with fencing to the perimeter. There is also an insulated cabin which could be used as a home office or workshop, whilst to the front of the property a driveway provides off road parking. For more information or to book your viewing appointment, call our Eastwood office.

Ground Floor

Entrance Hall

UPVC double glazed window and entrance door to the front, radiator and stairs to the first floor. Doors to the kitchen and dining room.

Dining Room

3.49m x 3.35m (11' 5" x 11' 0") UPVC double glazed window to the front, radiator and open to the lounge.

Lounge

3.67m x 3.55m (12' 0" x 11' 8") UPVC double glazed window to the rear and radiator.

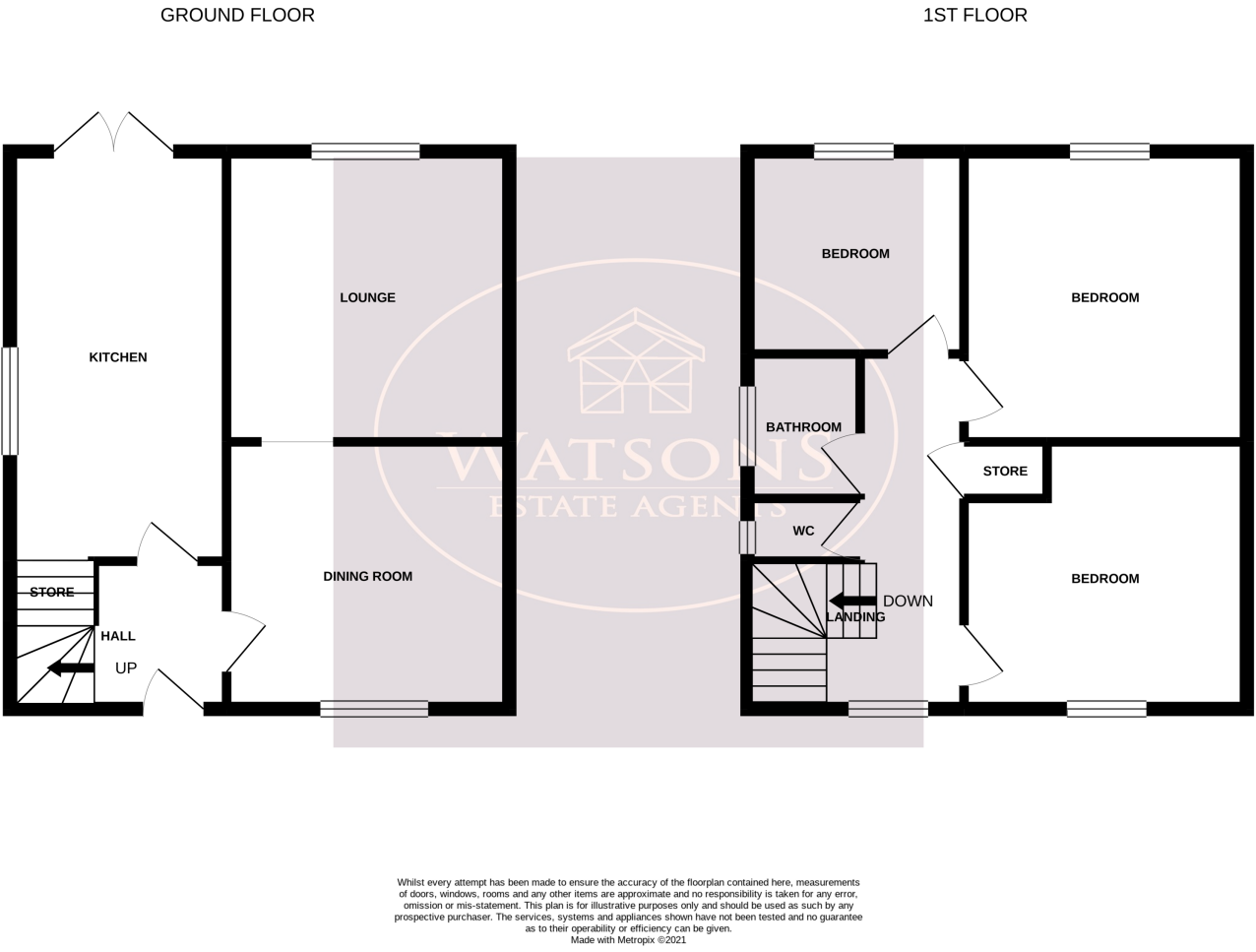
Breakfast Kitchen

5.17m x 2.74m (17' 0" x 9' 0") A range of matching wall & base units with work surfaces incorporating a 1.5 bowl stainless steel sink & drainer unit. Integrated dishwasher, space for fridge freezer and range cooker with extractor over. Breakfast bar, under stairs storage cupboard, vertical radiator and ceiling spotlights. UPVC double glazed window to the side and French doors to the rear garden.

First Floor

Landing

UPVC double glazed window to the front, access to the attic and built in storage cupboard. Doors to all bedrooms, bathroom and wc.



Bedroom 1

3.69m x 3.51m (12' 1" x 11' 6") UPVC double glazed window with open views to the rear and radiator.

Bedroom 2

3.51m x 3.35m (11' 6" x 11' 0") UPVC double glazed window to the front and radiator.

Bedroom 3

2.77m x 2.56m (9' 1" x 8' 5") UPVC double glazed window to the rear and radiator.

Bathroom

White 2 piece suite comprising vanity sink unit and panelled bath with dual rainfall shower over. Chrome heated towel rail, extractor fan and obscured uPVC double glazed window to the side.

WC

WC and obscured uPVC double glazed window to the side.

Outside

To the front of the property a paved and gravel driveway provides ample off road parking, with an external tap to the side and gated access to the rear garden. The rear garden comprises of a paved patio, turfed lawn and flower bed borders with a range of plants and shrubs. Other features include a timber built garden room measuring 5.36m x 2.59m insulated and with power. The garden enjoys a good level of privacy and is enclosed by timber fencing with gated access to the side.