

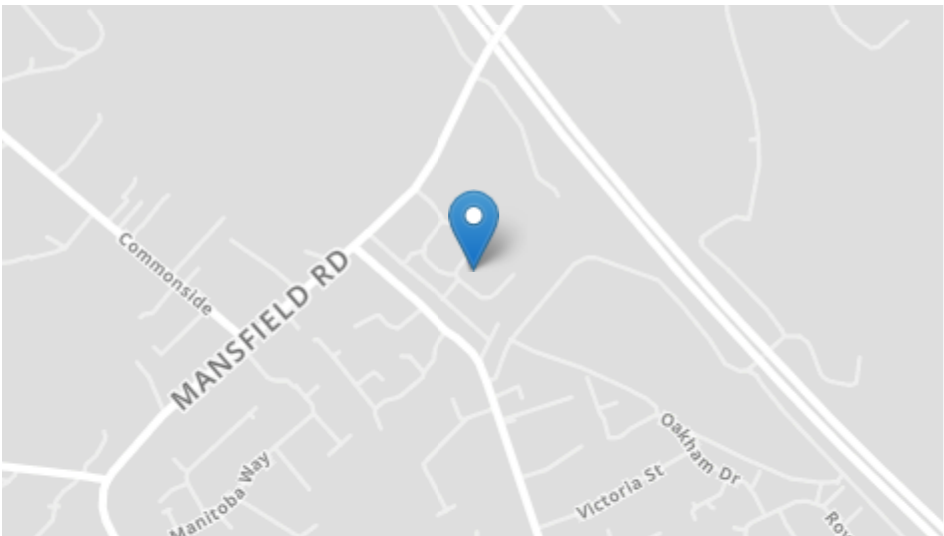
Windsor Road, Selston, NG16 6JH

£180,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
	69	83
England, Scotland & Wales	EU Directive 2002/91/EC	



- Semi Detached Family Home
- 3 Bedrooms
- Lounge
- Fitted Dining Kitchen
- Garage & Off Road Parking
- Enclosed Low Maintenance Garden
- Cul De Sac Location
- Close to Amenities & Road Links

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 - 29047111

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



\*\*\* A HOME FIT FOR A KING?? \*\*\* Tucked away in a quiet cul-de-sac is this spacious 3 bedroom semi detached family home which boasts a generous living space a sunny south east facing garden and a garage to the rear. Comprising internally of an entrance porch, living room, kitchen/dining room, 3 generous bedrooms and a bathroom, this charming home represents great value for money for a growing family! Call our Eastwood team today to book your viewing!

**Ground Floor**

**Porch**

UPVC entrance door with two obscured uPVC double glazed window to the front, clock room and door to lounge.

**Lounge**

4.23m x 4.52m (13' 11" x 14' 10") UPVC double glazed window to the rear feature fireplace with inset electric fire, radiator and stairs to first floor.

**Dinning Kitchen**

5.98m x 2.86m (19' 7" x 9' 5") A range of matching wall & base units with laminate worksurfaces incorporating a inset 1.5 stainless steel sink & drainer unit. Integrated appliances including electric oven, gas hob and fridge freezer. UPVC double glazed window to the front and rear, tiled flooring, partially tiled walls and door to utility room.

**Utility Room**

UPVC double glazed window to the rear and door to rear garden.

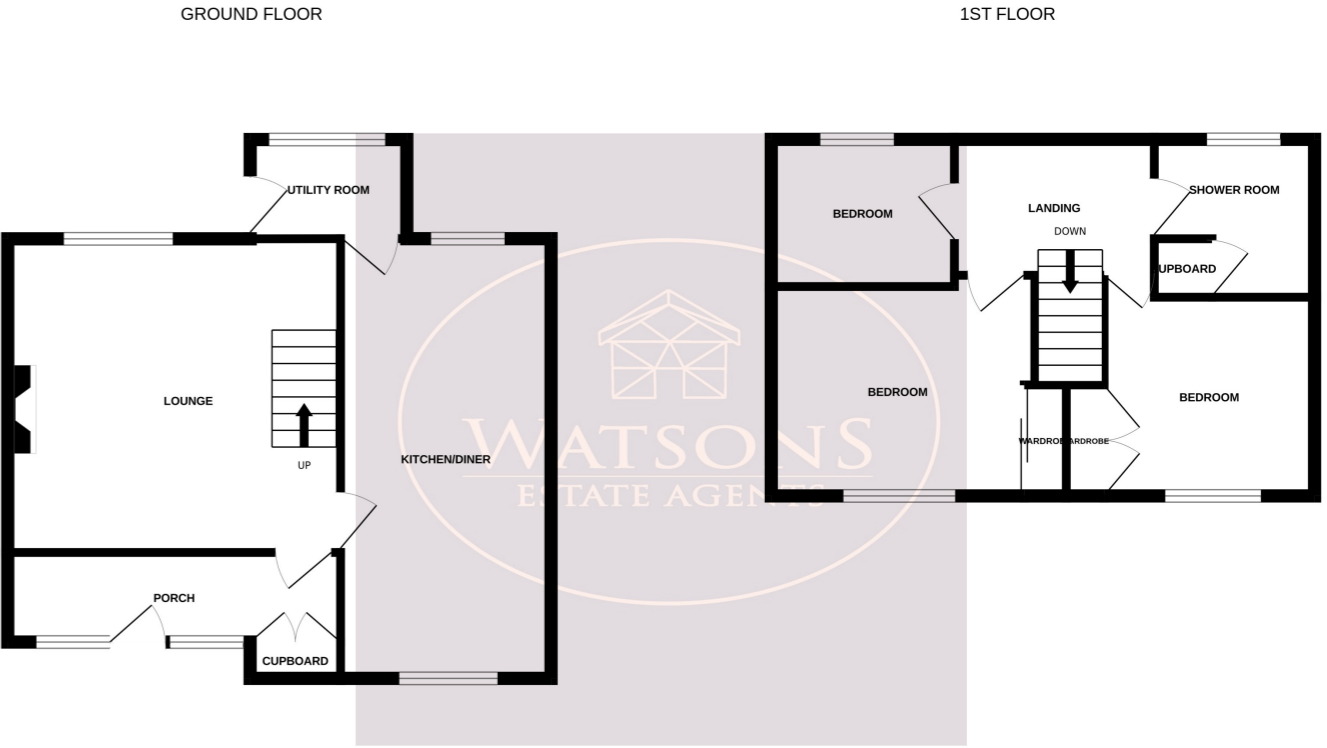
**First Floor**

**Landing**

Doors to all bedrooms and shower room.

**Bedroom 1**

3.29m x 2.49m (10' 10" x 8' 2") UPVC double glazed window to the front, fitted wardrobe with sliding door and 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.  
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**Bedroom 2**

2.92m x 2.36m (9' 7" x 7' 9") UPVC double glazed window to the front, fitted wardrobe and radiator.

**Bedroom 3**

2.49m x 1.95m (8' 2" x 6' 5") UPVC double glazed window to the rear and radiator.

**Shower Room**

White 3 piece suite comprising wc, vanity sink with storage and mains fed shower cubicle. Airing cupboard, obscured uPVC double glazed window to the rear and radiator.

**Garage**

Single garage with up and over doors located to the rear of the property and accessible by a road to the side of the property.

**Outside**

The front garden features a turfed lawn with a range of plants and shrubbery, a pathway leading to the front entrance and a gate leading to the rear garden. The rear garden includes a paved patio seating area. a raised brick bordered flower bed with stone steps leading to a raised paved patio are and a timber shed to the rear of the garden. Enclosed by stone walling around the perimeter and a gate to the rear of which gives access to off road parking and garage.