

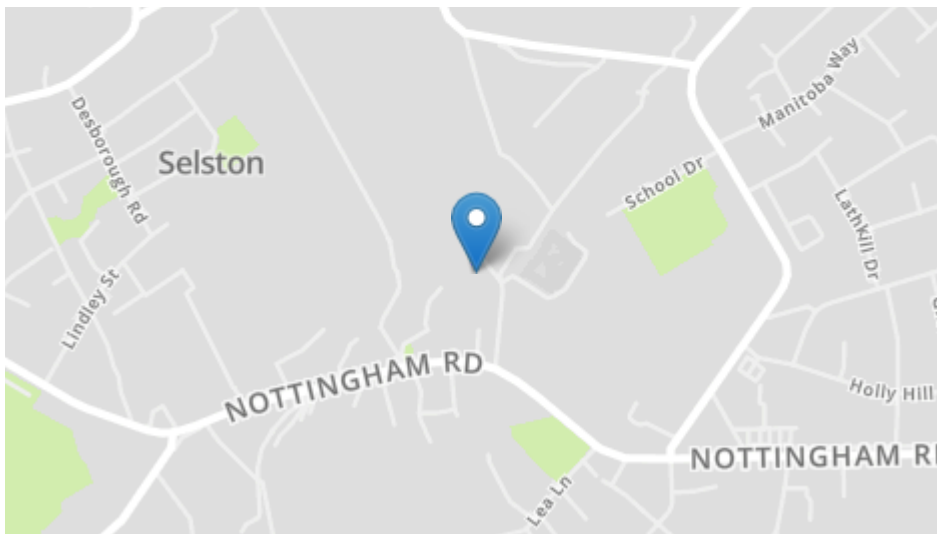
Chapel Road, Selston, NG16 6BW

Guide Price £400,000



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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 - 28669044

- Detached Bungalow
- 0.9 Acre Plot
- 3 Bedrooms
- Spacious Lounge & Dining Room
- Fitted Breakfast Kitchen
- WC, En Suite & Family Bathroom
- Large Driveway, 2 Double Garages and Workshop
- Ample Potential to Extend/Develop (STPP)
- Sought After Location
- Ideal Investment Opportunity

Our Seller says....



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.



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40 Main Street, Kimberley, NG16 2LY
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*** GUIDE PRICE £400,000 - £425,000 *** LOOKING FOR LAND? WELL LOOK NO FURTHER *** Set upon approximately 0.9 acre plot is this 3 bedroom detached bungalow which has undergone some improvements by the current owner but will require completion and further refurbishment. The bungalow comprises three bedrooms, lounge, dining room, kitchen, bathroom and a double garage. To the side is a TRIPLE GARAGE which will require work to be completed. Located in a prime position within the village of Selston, the bungalow is ideal for Selston School and leisure centre, public transport and local shops. Being sold with no restrictions on the land, the plot is perfect for further development and potential for building further dwellings subject to the necessary planning permissions. Call our team now to book your viewing.

Porch

Composite entrance door and 2 uPVC double glazed windows to the front. Door to the entrance hall.

Entrance Hall

Radiator, doors to the wc, bathroom, dining room, kitchen and all bedrooms.

WC

WC and wall mounted sink unit.

Dining Room

3.66m x 3.24m (12' 0" x 10' 8") UPVC double glazed window to the rear and radiator. Open to the lounge.

Lounge

6.1m x 3.73m (20' 0" x 12' 3") UPVC double glazed window to the front, radiator and sliding patio door to the rear.

Breakfast Kitchen

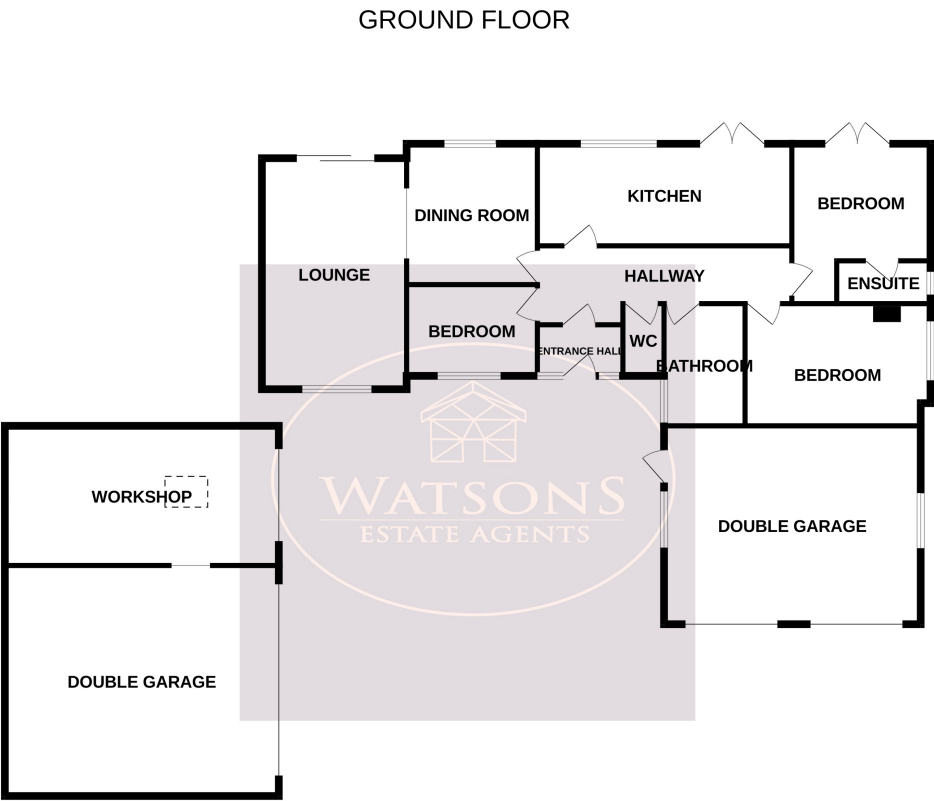
6.08m x 2.84m (19' 11" x 9' 4") A range of matching high gloss wall and base units with worksurfaces incorporating an inset 1.5 bowl sink & drainer unit. Integrated appliances including electric oven and gas hob with extractor over. Plumbing for washing machine, space for fridge freezer and tumble dryer. Laminate wood flooring, ceiling spotlights, UPVC double glazed window to the rear and French doors to the rear.

Bedroom 1

4.35m x 2.96m (14' 3" x 9' 9") UPVC double glazed window to the side and radiator.

Bedroom 2

3.29m x 3.14m (10' 10" x 10' 4") UPVC double glazed French doors to the rear, radiator and door to the en suite.



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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En Suite

White 3 piece suite comprising wc, vanity sink unit and shower cubicle with electric shower. Radiator and obscured uPVC double glazed window to the side.

Bedroom 3

3.01m x 2.16m (9' 11" x 7' 1") UPVC double glazed window to the front and radiator.

Bathroom

White 4 piece suite comprising; wc, vanity sink unit, panelled bath and shower cubicle with electric shower. Radiator and obscured uPVC double glazed window to the side.

Integral Garage

6.29m x 5m (20' 8" x 16' 5") Fitted with power and lighting, two up & over garage doors, two windows and wooden door to the side.

Outside

The property sits on a 0.9 acre plot and has ample scope for further development (STPP). To the front of the property is a large gravel driveway with space for multiple vehicles, leading to the integral double garage. To the side of the property is a further brick built outhouse with double garage and workshop and both double and single roller doors. To the rear is undeveloped land with open views and enclosed by timber fencing, shrubs and trees.