

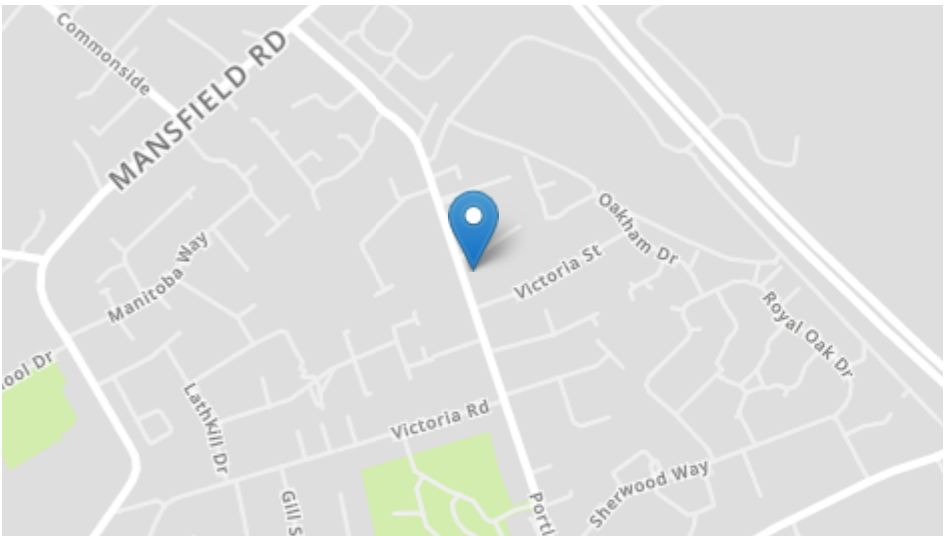
Portland Road, Selston, NG16 6AS

£160,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	48	80
England, Scotland & Wales		
EU Directive 2002/91/EC		

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 - 29046652



- Semi Detached
- 3 Bedrms
- 3 Floors
- Lounge
- Dining Room
- Fitted Kitchen
- Detached Single Garage
- Close to Amenities & Road Links

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.



40 Main Street, Kimberley, NG16 2LY
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*** PERFECTLY PORTLAND! *** This traditional 3 bedroom semi detached home boasts off road parking and a garage at the rear, great size living accommodation and is located in a sought after village setting with great road links nearby! Accommodation comprises, living room, dining room, kitchen/breakfast room, 3 generous bedrooms, family bathroom, private and enclosed garden to rear and the aforementioned driveway and detached garage. Perfect for first time buyers, we expect a lot of interest in this great home, so call our team today to book your viewing!

Ground Floor

Dining Room

3.58m x 3.41m (11' 9" x 11' 2") UPVC entrance door to the front, uPVC double glazed window to the front and radiator. Door to stairs leading to the first floor and door to lounge.

Lounge

4.84m x 3.81m (15' 11" x 12' 6") UPVC double glazed window to the side, under stairs storage cupboard, feature fireplace with space for log burner, door to kitchen and lounge and a radiator.

Kitchen

4.84m x 3.68m (15' 11" x 12' 1") A range of matching wall and base units with laminate worksurfaces incorporating a stainless steal sink & drainer unit. Integrated appliances including a electric oven with electric hob and extractor fan over, space for fridge freezer and plumbing for washing machine. UPVC double glazed window to the rear storage cupboard housing combination boiler, ceiling spotlights and uPVC door to rear garden.

First Floor

Landing

Doors to bedroom 1 and 2 and bathroom with stairs leading to second floor.

Bedroom 1

3.57m x 3.42m (11' 9" x 11' 3") UPVC double glazed window to the side and front, storage cupboard 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

3.78m x 2.91m (12' 5" x 9' 7") UPVC double glazed window to the side and rear and radiator.

Bathroom

White 4 piece suite comprising wc, pedestal sink, panel bath and electric shower cubicle. Heated towel rail, obscured uPVC double glazed window to the rear, tiled flooring, partially tiled walls and radiator.

Second Floor

Bedroom 3

6.20m x 3.64m (20' 4" x 11' 11") 2 uPVC double glazed Velux window to the side, exposed wood flooring, built in storage cupboards and radiator

Garage

Detached single garage fitted with power and up and over door.

Outside

The front garden comprises of paved area to the front, enclosed by brick wall and iron gate. The rear garden features a paved patio area, with leading to brick partition wall, with steps leading to a turfed lawn and a decking seating area. The rear garden is enclosed by timber fencing.