

Sherwood Way, Selston, NG16 6PY

£200,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(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	



- Detached House
- 3 Bedrooms
- Open Plan Lounge Diner
- 1st Floor Bathroom & Separate WC
- Driveway & Garage
- Popular Residential Location
- In Need Of Modernisation
- No Upward Chain

Our Seller says....

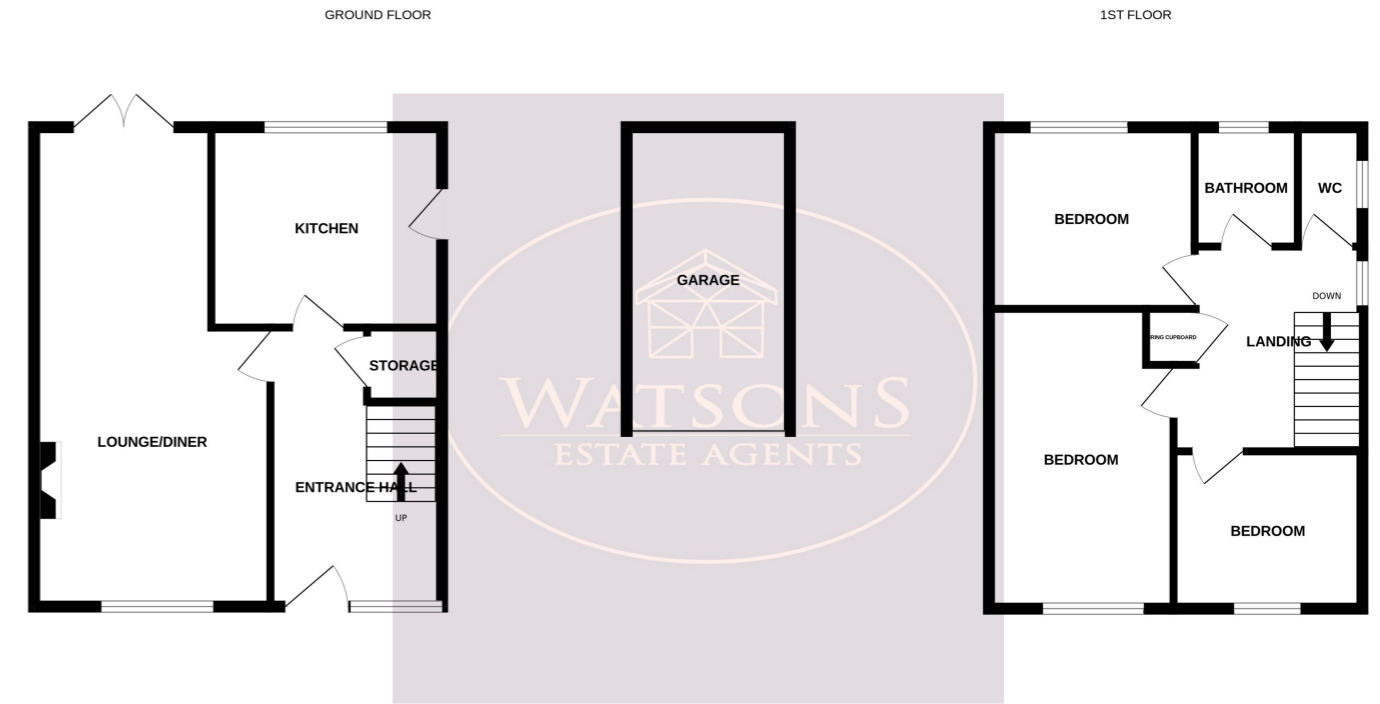
want to view?  
 Call us on 0115 938 5577  
 Our lines are open 8am - 8pm  
 7 Days a week  
 or email  
 mail@watsons-residential.co.uk  
 Ref - 27373664

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  
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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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\*\*\* A DETACHED HOME TO PUT YOUR STAMP ON! \*\*\* This lovely 3 bedroom detached home requires updating and modernising but once completed could be a fabulous family home ready for the future! Located in a popular village close to shops, schools and road networks the accommodation briefly comprises; entrance hallway, lounge/dining room, kitchen, 3 bedrooms and bathroom to the first floor. Outside the property has front and rear gardens and a private driveway leading to a detached garage. Offered for sale with no forward chain. CALL US TODAY TO BOOK YOUR VIEWING!

**Ground Floor**

**Entrance Hall**

UPVC double glazed entrance door to the front, stairs to the first floor, under stairs storage radiator and doors to the lounge diner & kitchen.

**Lounge Diner**

3.78m x 2.43m (12' 5" x 8' 0") UPVC double glazed window to the front, radiator, brick built fire place with inset space for fire, sliding patio doors to the rear garden.

**Dining Kitchen**

2.99m x 2.7m (9' 10" x 8' 10") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Space for cooker, plumbing for washing machine, wall mounted biler, uPVC double glazed window to the rear, door to the side.

**First Floor**

**Landing**

UPVC double glazed window to the side, access to the attic and doors to all bedrooms, bathroom and WC.

**Bedroom 1**

4.53m x 3.13m (14' 10" x 10' 3") UPVC double glazed window to the front and radiator.

**Bedroom 2**

2.74m x 2.72m (9' 0" x 8' 11") UPVC double glazed window to the rear and radiator.

**Bedroom 3**

2.3m x 2.1m (7' 7" x 6' 11") UPVC double glazed window to the front and radiator.

**Bathroom**

2 piece suite comprising pedestal sink unit and bath. Obscured uPVC double glazed window to the rear.

**WC**

WC and obscured uPVC double glazed window to the side.

**Outside**

To the front of the property is a turfed lawn. A paved driveway running alongside the property provides ample off road parking and leads to the garage with up & over door and power. The rear garden comprises a paved patio and is enclosed by timber fencing to the perimeter with gated access to the side.