

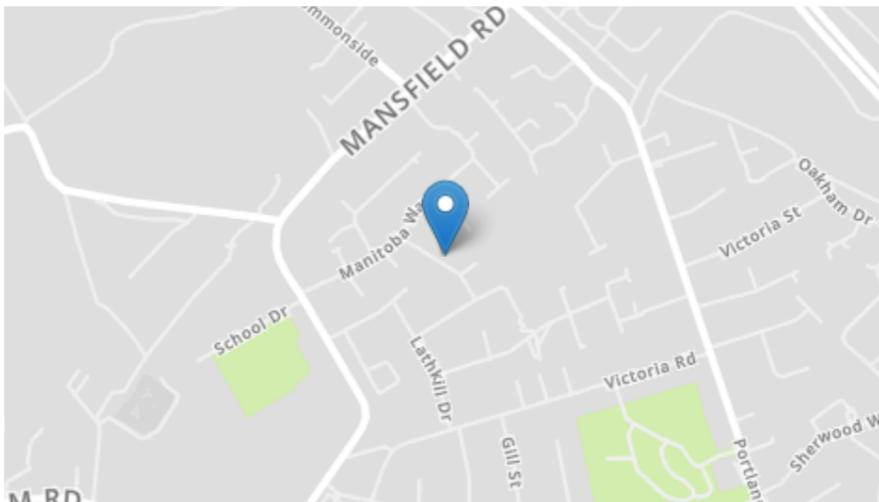
Alberta Avenue, Selston, NG16 6GN

Offers in Region of £250,000



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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			
		71	78
<b>England, Scotland &amp; Wales</b>		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](mailto:mail@watsons-residential.co.uk)  
 Ref - 29133608

Our Seller says....

- Detached Bungalow
- Three Good Size Bedrooms
- Spacious Dining Lounge
- Fitted Kitchen
- Three Piece Shower Room
- Well Presented Throughout
- Ample Off Road Parking & Detached Garage
- Low Maintenance Rear Garden
- Great Road Links
- Close To Amenities

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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\*\*\* MORE THAN MEETS THE EYE ON ALBERTA AVENUE \*\*\* Situated in the sought-after village of Selston, this spacious three-bedroom detached bungalow offers fantastic accommodation both inside and out. The property briefly comprises a welcoming entrance leading into a spacious dining lounge, a fitted kitchen, three good size bedrooms and a stylish shower room. Outside, the property continues to impress. To the front there is ample off road parking with access to a detached garage, providing additional storage or secure parking. To the rear is a generous low maintenance garden, ideal for those wanting outdoor space without the upkeep – perfect for entertaining, gardening or simply enjoying the warmer months. Located in a popular residential area, the property benefits from being close to local shops, schools and everyday amenities. Excellent road and commuter links are easily accessible, while scenic countryside walks are just a short distance away, offering the perfect balance of convenience and rural living. An early viewing is highly recommended to fully appreciate what this property has to offer. Call Watsons today to book your viewing! 0115 938 5577 (Option 2)

## Ground Floor

### Entrance Hall

UPVC entrance door, laminate wood flooring, radiator, airing cupboard housing hot water tank, access to attic and door to dining lounge, kitchen all bedrooms and shower room.

### Lounge

4.64m x 3.71m (15' 3" x 12' 2") UPVC double glazed window to the front, laminate wood flooring and radiator.

### Kitchen

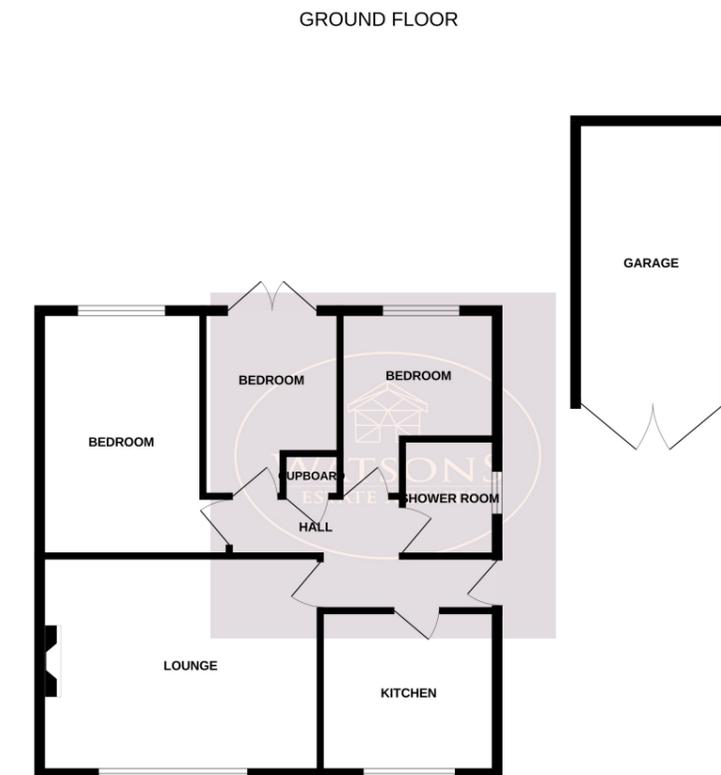
3.00m x 2.72m (9' 10" x 8' 11") A range of wall and base units with worksurfaces incorporating a stainless steel sink & drainer unit. Space for cooker, fridge freezer and plumbing for washing machine and dishwasher. UPVC double glazed window to the front, laminate wood flooring and partially tiled walls.

### Bedroom 1

4.12m x 2.72m (13' 6" x 8' 11") UPVC double glazed window to the rear and radiator.

### Bedroom 2

2.60m x 2.24m (8' 6" x 7' 4") UPVC French doors to the rear garden and radiator.



While 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 misstatement. 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 is given as to their operability or efficiency on the ground.  
Made with Metropix ©2025

### Bedroom 3

2.60m x 2.06m (8' 6" x 6' 9") UPVC double glazed window to the rear and radiator.

### Shower Room

White three piece suite comprising of wc, vanity sink and electric fed cubicle shower. Obscured uPVC double glaze window to the side, chrome heated towel rail, extractor fan, laminate wood flooring and tiled walls.

### Garage

Detached Single Garage

### Outside

To the front of the property is a driveway leading to the detached garage and entrance door, as well as a turfed lawn area separated from neighbouring properties with a timber fence. The rear garden features a gravel area with steps leading up to the raised turfed lawn with timber flower bed borders with a range of plants and shrubbery, and raised timber seating area, the garden is palisaded by timber fencing.

### \*\*\* AGENT NOTE \*\*\*

AGENT NOTE: The seller has provided us with the following information; the gas central heating boiler is located in the kitchen, it is seven years old and was last serviced in November 2025.