

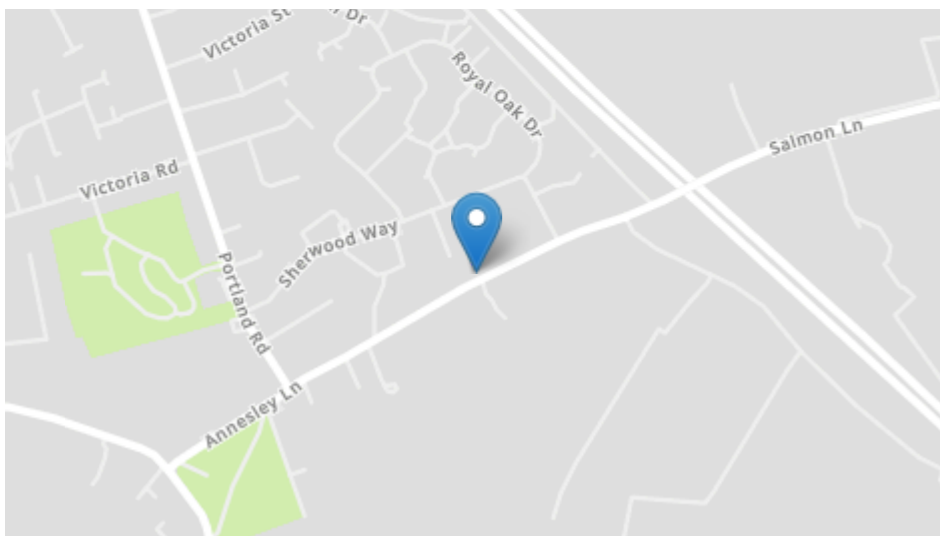
Annesley Lane, Selston, NG16 6AJ

£160,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- End Terrace Cottage
- 2 Bedrooms
- Generous Lounge
- Driveway
- Character Features Throughout
- Easy Access To M1 Motorway
- Recent Refurbishment
- NO UPWARD CHAIN

Our Seller says....

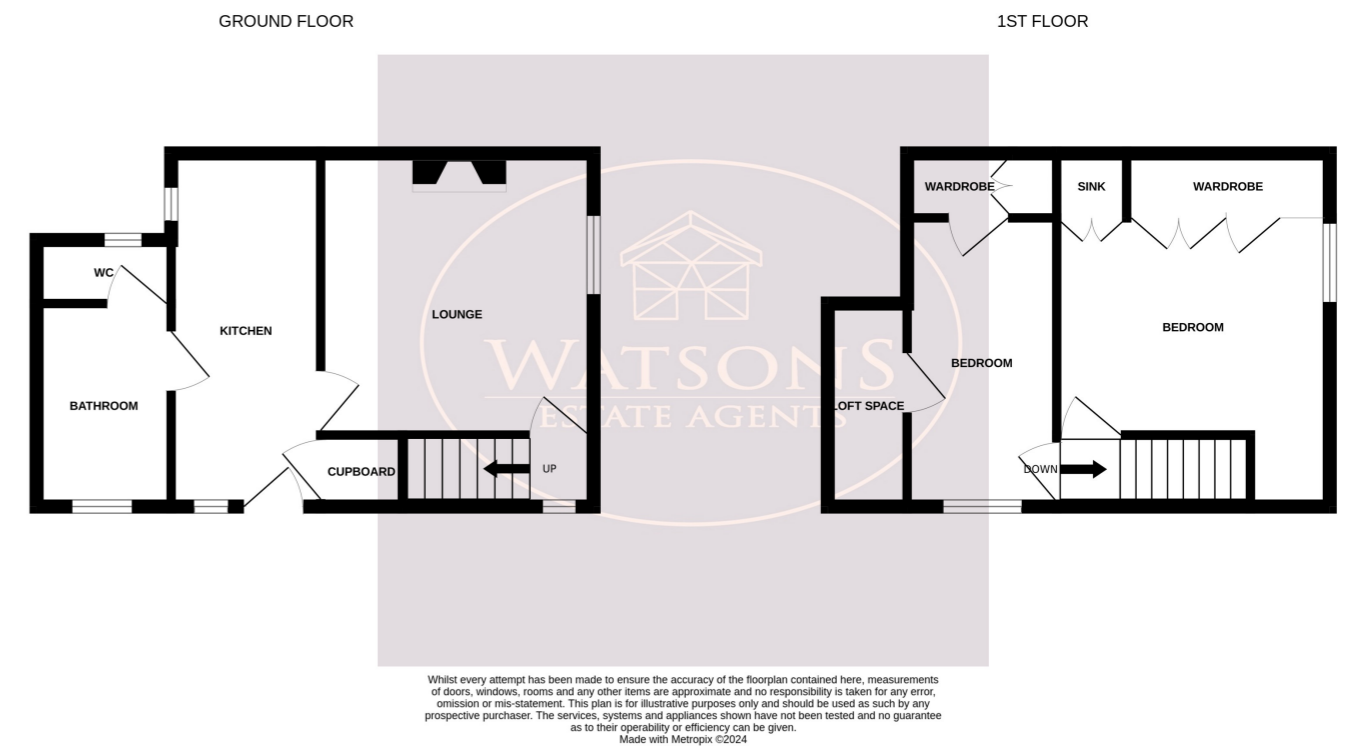
want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 26703970

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 RARE FIND *** Dating back to the 1800s, this 2 bedroom cottage in the village of Selston boasts period features and has recently undergone refurbishment. With NO UPWARD CHAIN, it is just waiting for the next owner to appreciate the true character which is rarely found at this price point. In brief, the accommodation comprises lounge, kitchen, bathroom & wc to the ground floor, upstairs landing to the 2 bedrooms. Outside, a gravel driveway to the side provides ample off street parking, making this ideal for those looking to down-size or first time buyers who want something a bit different. The location is within a 5 minute drive of the M1 motorway and there are a number of amenities nearby in the village. Call our sales team now to arrange a viewing.

Ground Floor

Kitchen

4.54m x 1.92m (14' 11" x 6' 4") A range of matching wall and base units with worksurfaces incorporating a pull out breakfast bar, inset Belfast sink, integrated fridge, integrated electric oven and hob with extractor over. Over stairs storage cupboard housing the washing machine, doors to the lounge and bathroom, radiator, uPVC double glazed entrance door & window to the side, wooden double glazed window to the rear, ceiling beams and tiled floor throughout.

Lounge

3.64m x 3.51m (11' 11" x 11' 6") UPVC double glazed window to the front, laminate wood flooring, radiator, brick built fireplace surround, ceiling beams, door to the stairs leading to the first floor and to the kitchen.

Bathroom

White 3 piece suite comprising of pedestal sink, panelled bath and shower cubicle with electric shower, obscured uPVC double glazed window to the side, ceiling beams, radiator and door to the WC.

WC

WC, ceiling beams, radiator and wooden double glazed window to the side.

First Floor

Landing

2 uPVC double glazed windows, radiator, doors to both bedrooms.

Bedroom 1

3.9m x 3.9m (12' 10" x 12' 10") UPVC double glazed window to the front, radiator, solid oak floor, built in drawers, wardrobes and cupboard housing an integrated sink.

Bedroom 2

4.51m x 1.8m (14' 10" x 5' 11") UPVC window to the side, laminate wood flooring, radiators, access to the attic, built in storage cupboard housing the eaves and combination boiler.

Outside

Gravel driveway to the side of the property, paved patio garden to the rear and side of the property enclosed by concrete privacy wall to the front.