

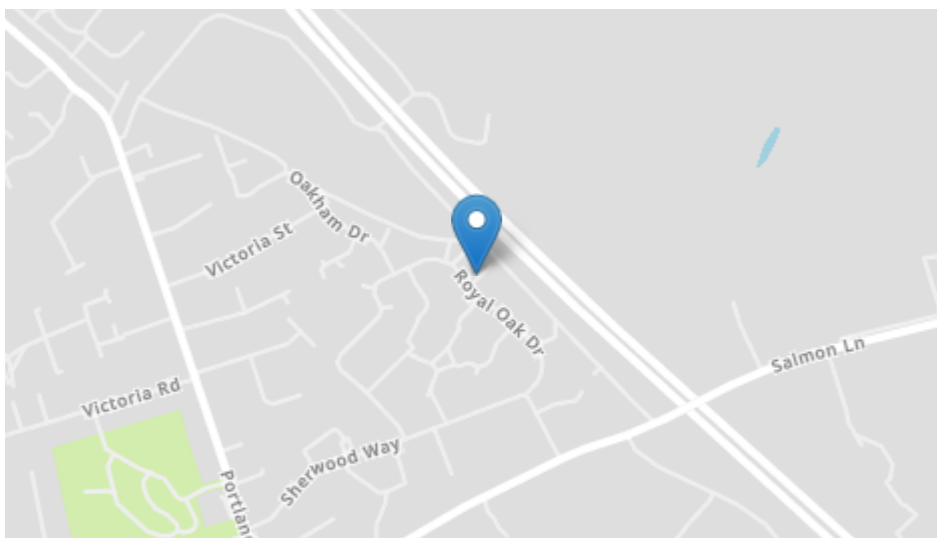
Royal Oak Drive, Selston, NG16 6RJ

Offers Over £140,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(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 Home
- 1 Bedroom
- Fitted Kitchen
- Lounge
- Private Rear Garden
- Allocated Parking
- Excellent Road & Public Transport Links
- Ideal First Home or Investment

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 - 27898723

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



*** STARTING OUT IN SELSTON! *** This very attractive starter home in Selston is the perfect way to start your journey on the property ladder! Having had a whole raft of improvements by the current owner this 1 bedroom home is ready to move straight onto and will be a very cosy and comfortable place to live. Boasting an attractive re-fitted shower room, fitted kitchen, generous lounge/diner, double bedroom and a private garden to the rear. There is also plenty of storage spaces making the most of the space the property has to offer! Also to the rear you will be pleased to find a private parking space. Located in a very popular residential area we are sure that the first person to view this really charming home will buy. A perfect property for those looking to buy their first home, downsize to a manageable home or a buy to let investor! Call us today to book your viewing.

Ground Floor

Entrance Hall

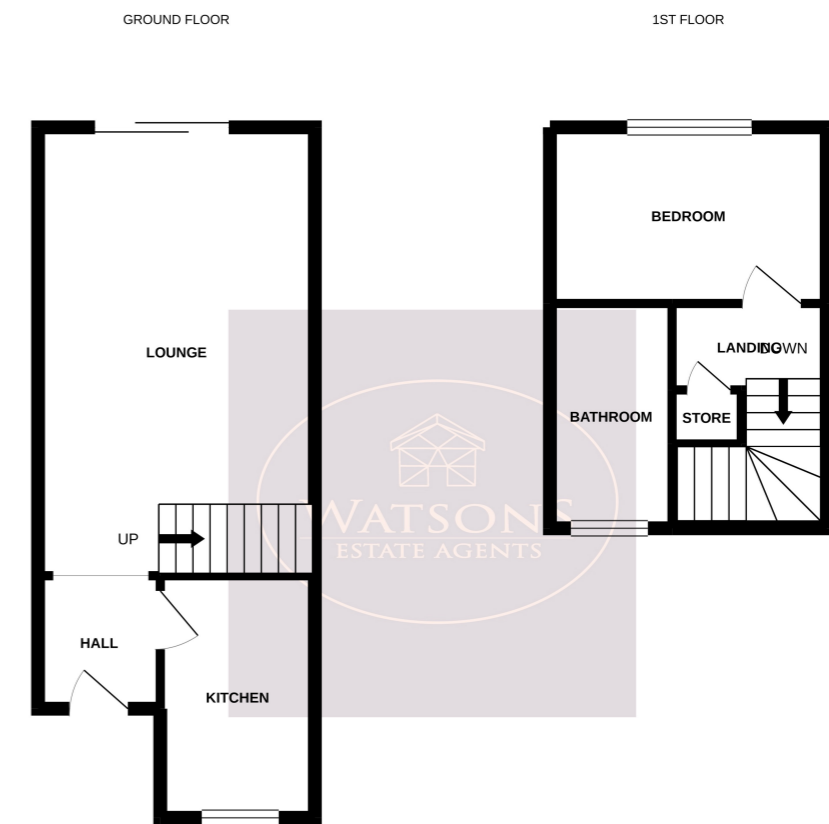
UPVC double glazed entrance door and door to the kitchen and lounge.

Lounge

5.91m x 3.59m (19' 5" x 11' 9") Stairs to the first floor, under stairs & over stairs storage, wood effect laminate flooring, radiator, solid oak wooden feature fireplace surround and sliding patio doors to the rear garden.

Kitchen

3.14m x 2.01m (10' 4" x 6' 7") A range of matching high gloss wall & base units, work surfaces incorporating a one & a half bowl sink & drainer unit. Integrated appliances to include: electric oven, halogen hob with extractor over, microwave and fridge freezer. Plumbing for washing machine, radiator, stone tiled floor, fitted plate racks, access to the attic and uPVC double glazed window to the front.



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 the operability or efficiency can be given.
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First Floor

Landing

Airing cupboard housing the combination boiler, access to the attic and doors to the bedroom and bathroom.

Bedroom

3.59m x 3.06m (11' 9" x 10' 0") UPVC double glazed window to the rear, fitted sliding door wardrobes and radiator.

Shower Room

White 3 piece suite comprising concealed cistern WC, vanity sink unit and shower cubicle with electric over. Heated towel rail, radiator, tiled floor and obscured uPVC double glazed window to the front.

Outside

To the front of the property are flower bed borders with a range of plants & shrubs. The rear garden offers a good level of privacy with a paved patio, timber built shed, a small lawn to the side and is enclosed by timber fencing with gated side access to the allocated parking space.