

Nottingham Road, Selston, Nottingham, NG16 6DH

Guide Price £170,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		99
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Our Seller says....

- Mid Terrace House
- 2 Double Bedrooms
- 2 Reception Rooms
- Open Plan Lounge/Diner/Kitchen
- Low Maintenance Rear Garden
- Off Road Parking
- Ideal First Buy or Investment
- No Upward Chain

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 - 27042415

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40 Main Street, Kimberley, NG16 2LY
 www.watsons-residential.co.uk

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*** GUIDE PRICE £170,000 - £180,000 *** BEAUTIFUL VILLAGE LOCATION *** This beautifully presented terraced property in the sought after village of Selston would make a perfect starter home. The property is highly recommended to be viewed internally to fully appreciate the size and composition on offer. In brief the property comprises to the ground floor; entrance porch, lounge with feature fire place with inset burner, dining area with french doors leading to the garden and fitted kitchen. To the first floor a landing giving access to two double bedrooms, a loft mezzanine level and three piece shower room. A front garden with off road parking for two cars and to the rear an enclosed low maintenance garden. The popular village of Selston benefits with many amenities including; supermarket, petrol station, Primary and Secondary Schools, children's park, Selston Country Park, provides easy access to Junction 27 of the M1 & is just a short drive from the wide range of amenities in nearby Eastwood Town Centre. Local schools and amenities are within walking distance and pet owners will particularly love the accessible countryside walks.

Ground Floor

Porch

Door to the lounge.

Lounge

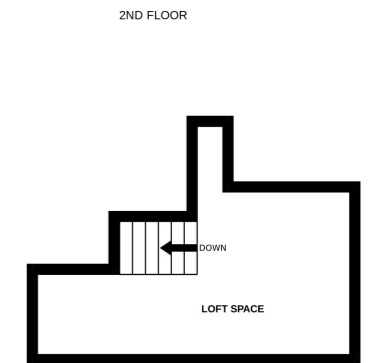
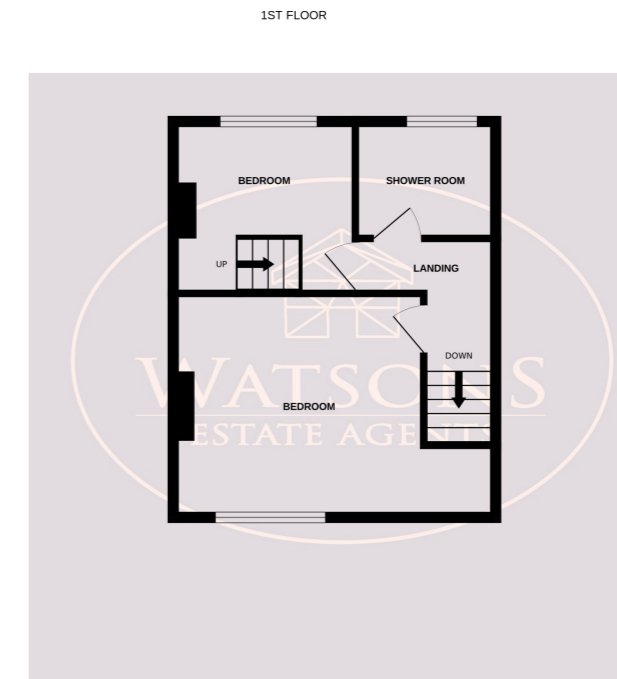
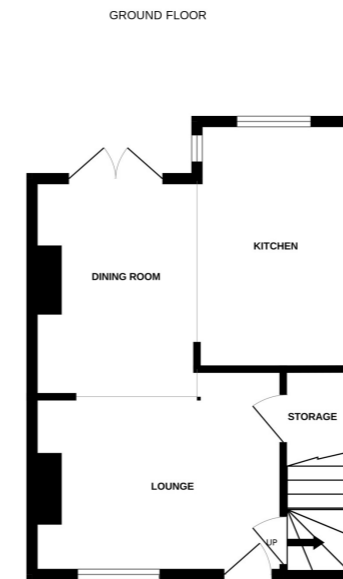
4.04m x 3.33m (13' 3" x 10' 11") UPVC double glazed window to the front, character fire place with multi fuel burner, wooden floors, ceiling beams and radiator. Open to the dining area.

Dining Area

4.03m x 3.34m (13' 3" x 10' 11") Under stairs storage, character fire place, wooden flooring and uPVC double glazed French doors leading to the rear garden and open to the kitchen.

Kitchen

3.99m x 2.53m (13' 1" x 8' 4") A range of matching wall & base units, wooden work surfaces incorporating an inset sink & drainer unit. Integrated electric oven & gas hob with extractor over. Plumbing and wiring for an American style fridge freezer, plumbing for washing machine and dryer. Vinyl flooring, radiator 2 UPVC double glazed window to the rear and door to the rear garden.



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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First Floor

Landing

UPVC double glazed window to the front and doors to both bedroom and bathroom.

Bedroom 1

4.22m x 3.62m (13' 10" x 11' 11") UPVC double glazed window to the front, fitted wardrobe, ceiling beams and radiator.

Bedroom 2

2.89m x 2.7m (9' 6" x 8' 10") UPVC double glazed window to the rear, radiator and wooden staircase leading to the mezzanine loft area.

Shower Room

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle. Heated towel rail and obscured uPVC double glazed window to the rear.

Outside

To the front of the property are gravel beds with parking for two car. The low maintenance rear garden comprises a paved patio and timber decking seating area. The garden is enclosed by timber fencing to the perimeter.