

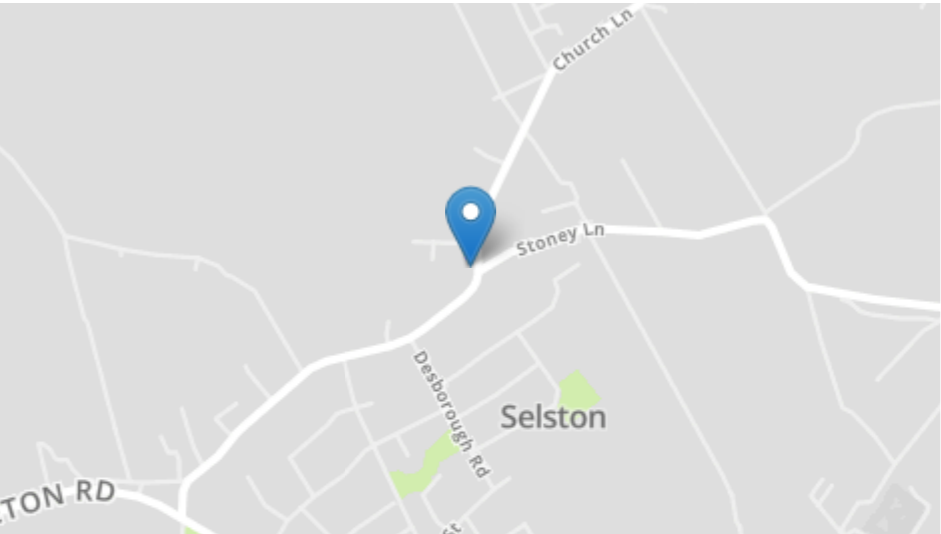
Church Lane, Selston, NG16 6FB

Offers In Region Of £190,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	57	82
England, Scotland & Wales		
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
Ref - 29501826

- Refurbished Semi Detached Home
- Three Good Size Bedrooms
- Two Spacious Reception Rooms
- Modern Fitted Kitchen
- Downstairs Family Bathroom & Utility
- Light & Airy Presentation Throughout
- Enclosed Low Maintenance Garden
- No Upward Chain
- Great Road & Transport Links
- Ideal For First Time Buyers & Investors

Our Seller says....

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



*** TAKE ME TO CHURCH! *** This 3 bed semi is a well regarded part of Selston is HEAVEN SENT! Having undergone a FULL REFURBISHMENT and coming to the market with NO UPWARD CHAIN, whether a first time buyer or down-sizing - you'll be praying it's yours! In brief, the accommodation comprises: lounge, dining room, recently refitted bathroom & kitchen with separate utility to the ground floor. Upstairs, the landing gives access to the 3 bedrooms. Outside, the rear garden has also been transformed into a particularly appealing space which is fairly easy to maintain and there is a timber built store at the bottom. The village of Selston has some local amenities, including schools and the M1 motorway is less than 4 miles away. Call us on 01159385577 option 2 to arrange a viewing.

Ground Floor

Lounge

4.26m x 3.71m (14' 0" x 12' 2") UPVC entrance door, uPVC double glazed bay window to the front, laminate wood flooring, radiator and door to hall.

Hall

Stairs to first floor, doors to bathroom, dining room and lounge.

Bathroom

White three piece bathroom suite comprising wc, vanity sink with storage under and panel bath with mains fed shower over. Tiled walls and vinyl flooring, extractor fan and ceiling spotlights.

Dining Room

3.81m x 3.71m (12' 6" x 12' 2") UPVC double glazed window to the rear, radiator and door to kitchen.

Kitchen

3.76m x 2.10m (12' 4" x 6' 11") A range of wall and base unit with worksurfaces incorporating sink and drainer unit. Integrated appliances including eye level double electric oven and electric hob with extractor fan over. Laminated wood flooring, wall mounted radiator, ceiling spotlights uPVC double glazed windows to the rear and side and uPVC door to the 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 for 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.
Made with floorplan 02025

First Floor

First Floor Landing

Two storage cupboard and door to all bedrooms.

Bedroom 1

3.82m x 3.71m (12' 6" x 12' 2") UPVC double glazed window to the front, laminate wood flooring and radiator

Bedroom 2

3.81m x 2.63m (12' 6" x 8' 8") UPVC double glazed window to the rear, laminate wood flooring and radiator.

Bedroom 3

3.81m x 2.25m (12' 6" x 7' 5") UPVC double glazed window to the rear, laminate wood flooring and radiator.

Outside

The front the property has a paved area to the entrance door palisaded by brick half walls. The rear garden features a large patio seating area with timber pergola over, a turfed lawn leading to a gravel area with timber out house to the rear, enclosed by timber fencing.

*** AGENT NOTE ***

AGENT NOTE: The seller has provided us with the following information; the gas boiler is located in bedroom cupboard and there is shared access of the alley way to the side of the property.