

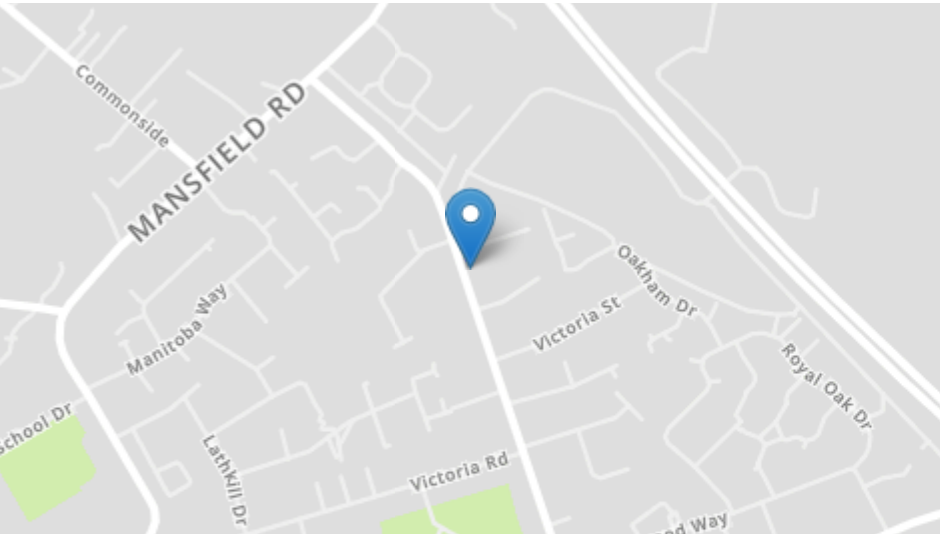
Portland Road, Selston, NG16 6AS

Offers In Region Of £120,000



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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		
England, Scotland & Wales		
	66	79
	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 - 29678560



- Mid Terrace Home
- Two Double Bedrooms
- Two Spacious Reception Rooms
- Modern Fitted Kitchen
- Three Piece Bathroom Suite
- Low Maintenance Rear Garden
- Driveway Parking To The Rear
- No Upward Chain
- Good 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
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*** FIRST TIME BUYERS STAND BY! *** NO CHAIN *** This charming 2 double bedroom terraced home is located in the popular village of Selston and boasts a PRIVATE DRIVEWAY at the rear of the property. Accommodation comprises 2 generous reception rooms, fitted kitchen, 2 double bedrooms and a fitted bathroom. An excellent first time purchase or an ideal home to add to a buy to let portfolio, this charming home is ready to view and move into! Call our team today to book your viewing!

Ground Floor

Lounge

3.78m x 3.74m (12' 5" x 12' 3") UPVC entrance door, uPVC double glazed window to the front, radiator and door to dining room.

Dining Room

4.72m x 3.70m (15' 6" x 12' 2") UPVC double glazed window to the rear, radiator, stairs to the first floor and door to kitchen.

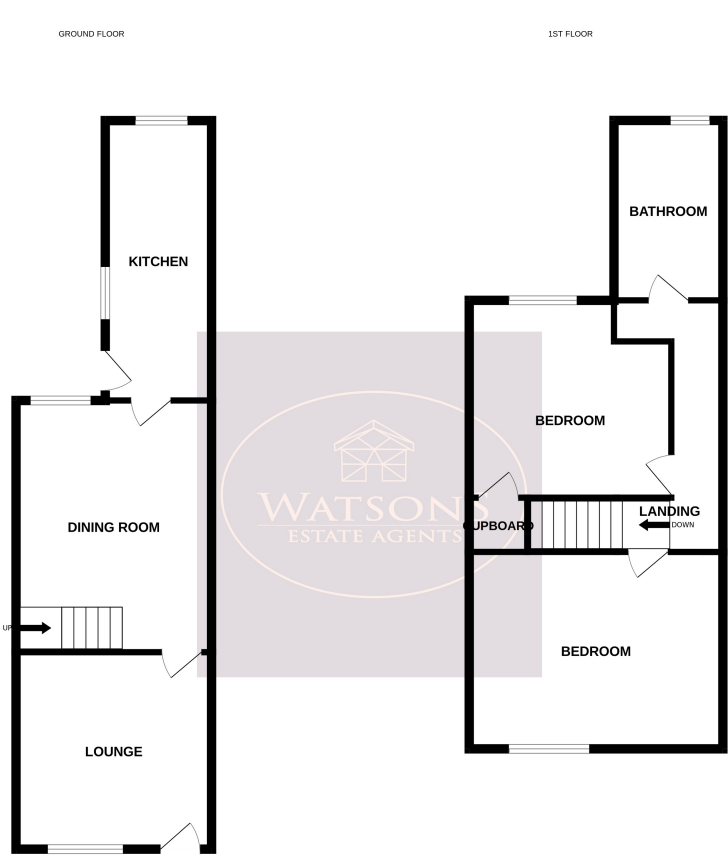
Kitchen

5.37m x 1.95m (17' 7" x 6' 5") A range of matching wall and base units with worksurfaces incorporating an inset stainless steel sink & drainer unit. Integrated appliances including eye level electric oven, four ring gas hob, plumbing for washing machine and space for fridge freezer. UPVC double glazed windows to the rear and side, tiled flooring, ceiling spotlights and uPVC door to rear garden.

First Floor

First Floor Landing

Doors to both bedrooms and bathroom.



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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Bedroom 1

4.40m x 3.75m (14' 5" x 12' 4") UPVC double glazed window to the front and radiator.

Bedroom 2

3.86m x 3.72m (12' 8" x 12' 2") UPVC double glazed window to the rear, storage cupboard and radiator.

Bathroom

White three piece suite comprising wc, pedestal sink and corner bath. Chrome heated towel rail, extractor fan and obscured uPVC double glazed window to the rear.

Outside

To the front of the property is a paved pathway to the entrance door with small turfed lawn and well established tree, palisaded by a brick half wall. The rear garden features a paved area with timber gate leading to a paved pathway to the off road parking area with turfed lawn and patio seating area to the side, the garden is partially palisaded by timber fencing.

*** AGENT NOTE ***

AGENT NOTE: The seller has provided us with the following information; the gas boiler is located in the kitchen, and is sixteen years old.