

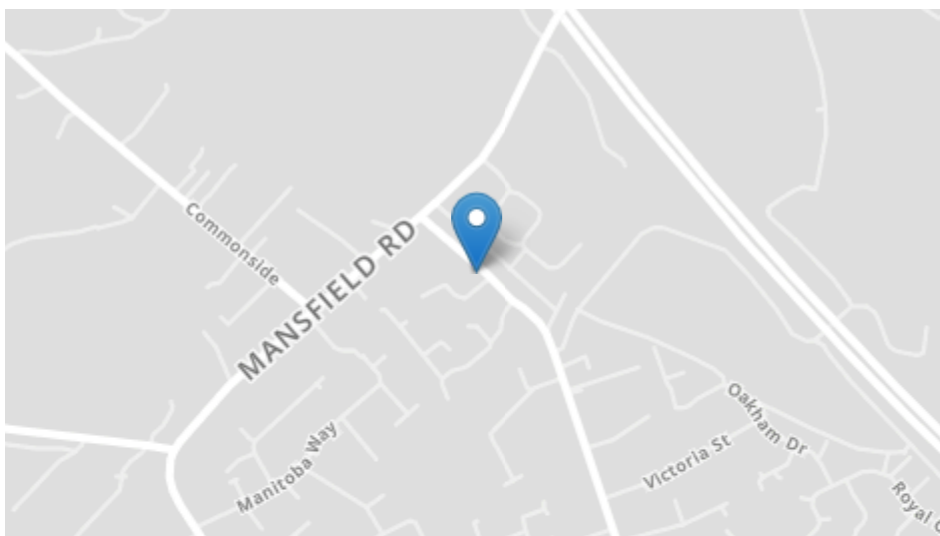
Portland Road, Selston, NG16 6AU

£160,000

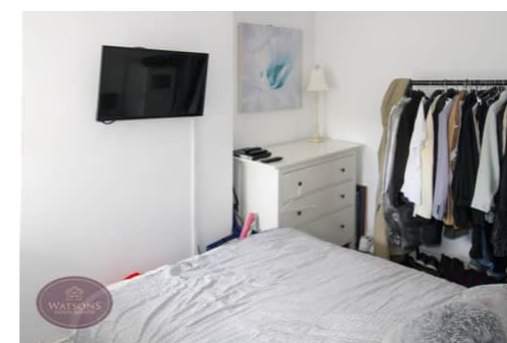


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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 - 27842608

- Semi Detached Cottage
- 2 Double Bedrooms
- Downstairs WC & Family Bathroom
- Spacious Dining Kitchen
- Low Maintenance South West Facing Rear Garden
- Good Road & Transport Links
- Close To Amenities
- Favoured Primary School Catchment

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



*** BEAUTIFUL CHARACTER COTTAGE *** Ready to move into, this wonderful 2 bedroom cottage has been extended to the rear and boasts spacious living accommodation with a utility/downstairs WC, large dining/kitchen room, 2 double bedrooms, 4 piece family bathroom and a southwest facing rear garden. The cottage is located in the desirable village of Selston with easy access to main road links and is close to many local amenities such as shops, schools, leisure centre, parks and public transport. We expect a high level of interest so call us now to book your viewing!

Ground Floor

Lounge

3.51m x 3.15m (11' 6" x 10' 4") UPVC entrance door and double glazed window to the front, solid wood flooring, feature fireplace, radiator.

Inner Hall

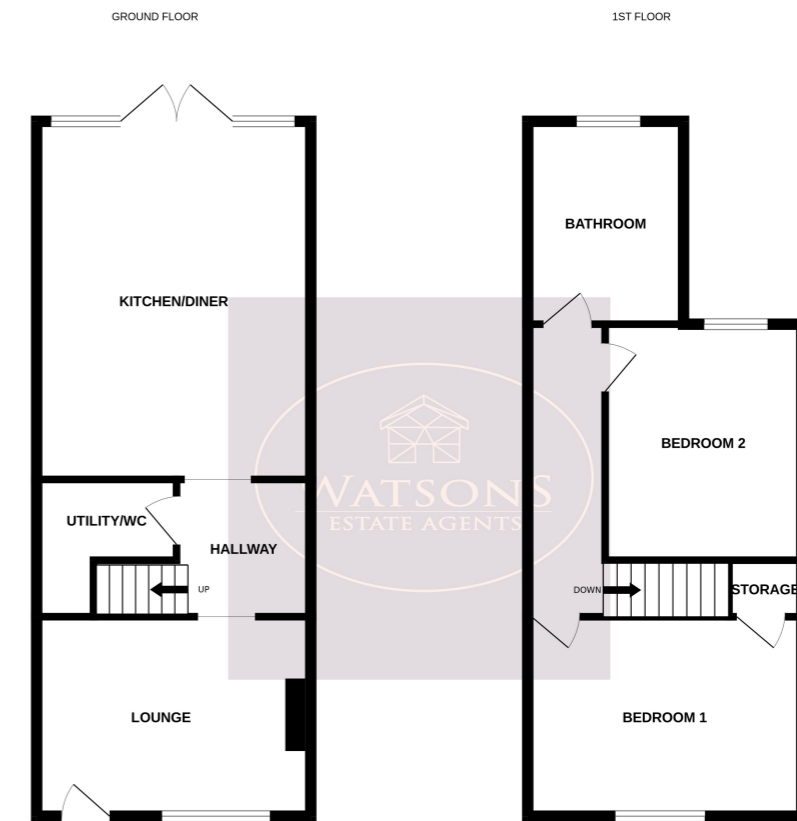
Opening to the lounge and dining kitchen, door to the utility, stairs to the first floor.

Dining Kitchen

5.45m x 3.41m (17' 11" x 11' 2") A range of high gloss matching wall & base units with work surfaces incorporating a 1.5 bowl ceramic sink & drainer unit, gas hob with extractor over, integrated appliances including double electric oven and fridge freezer, plumbing for dishwasher, ceiling spotlights, radiator, solid wood floor, multi fuel stove feature fireplace, French doors leading to the rear garden.

Utility Room/WC

2.5m x 1.92m (8' 2" x 6' 4") A range of matching high gloss wall & base units with worksurfaces incorporating an inset ceramic sink, concealed cistern WC, plumbing for washing machine, solid wood floor and extractor fan.



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. Made with Metropix ©2024

First Floor

Landing

Doors to all bedrooms and bathroom, radiator, access to the attic.

Bedroom 1

3.53m x 3.16m (11' 7" x 10' 4") UPVC double glazed window to the front, built in storage cupboard housing the combination boiler, radiator.

Bedroom 2

3.59m x 2.59m (11' 9" x 8' 6") UPVC double glazed window to the rear, radiator.

Bathroom

White 4 piece suite comprising of WC, pedestal sink, panelled bath and shower cubicle with mains fed shower, chrome heated towel rail, ceiling spotlights, obscured uPVC double glazed window to the rear.

Outside

To the front of the property; low maintenance paved garden enclosed by brick walls with a gate alongside providing access to the rear garden. The rear, South West facing garden comprises of paved patio area, and is enclosed by brick wall and timber fences.