

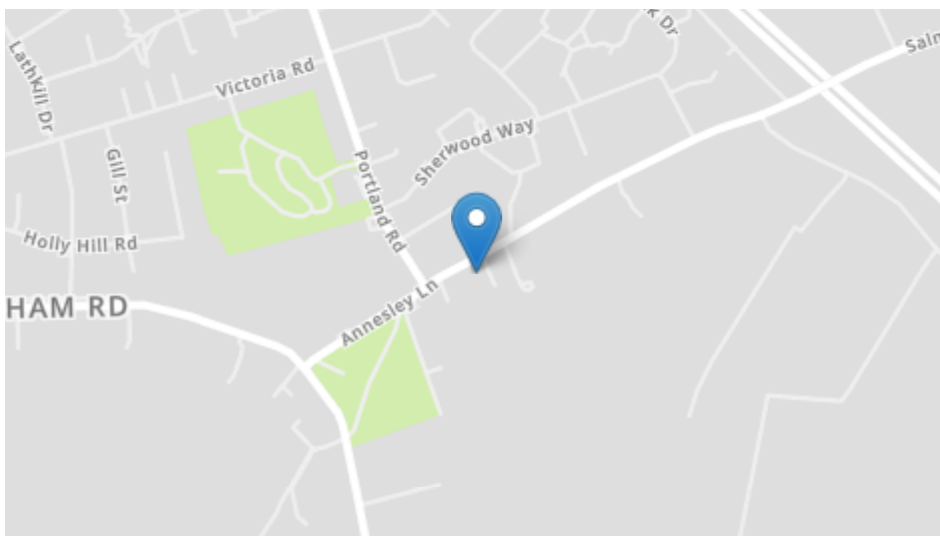
Annesley Lane, Selston, Nottingham, NG16 6AF

£220,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Detached Bungalow
- 2 Double Bedrooms
- Open Plan Lounge Diner
- Driveway & Detached Double Garage
- Ease Of Access To M1
- No Upward Chain

Our Seller says....

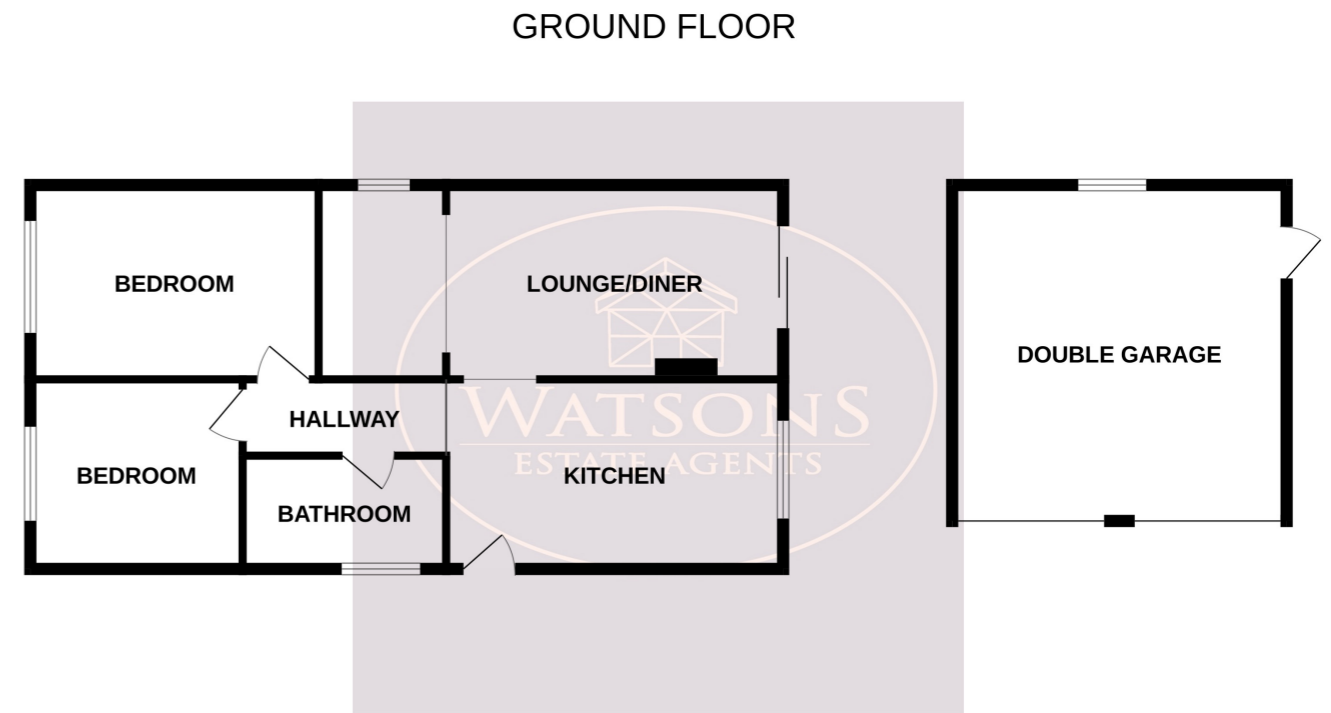
want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 26377006

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



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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***** LIFE ON ONE LEVEL ***** This 2 bedroom detached bungalow in Selston comes to the market with NO UPWARD CHAIN. With a generous open plan lounge diner and two DOUBLE bedrooms, there is more space than you might expect. The driveway and detached double garage provide great off street parking too. In brief, the accommodation comprises: lounge diner, kitchen, inner hall to the 2 double bedrooms and bathroom. The driveway (accessed via the adjoining street) leads to a generous detached garage, giving great off street parking and storage space. Selston is a popular village located just a 5 minute drive from junction 27 of the M1 motorway and the village is served by a Co-op convenience store among other local amenities. Call our sales team now to arrange a viewing.

Lounge Diner

6.97m x 2.88m (22' 10" x 9' 5") UPVC double glazed window to the side, radiator, fireplace with inset real flame gas fire. Sliding patio doors leading to the rear garden.

Kitchen

4.96m x 2.77m (16' 3" x 9' 1") UPVC double glazed entrance door to the side. A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated electric oven & gas hob with extractor over. Plumbing for washing machine, ceiling spotlights, radiator, uPVC double glazed window to the rear, archway through to the lounge diner and open to the inner hall.

Inner Hall

Access to the attic (partly boarded), radiator and doors to the both bedrooms.

Bedroom 1

4.3m x 2.88m (14' 1" x 9' 5") UPVC double glazed window to the front and radiator.

Bedroom 2

3.22m x 2.81m (10' 7" x 9' 3") UPVC double glazed window to the front and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and corner bath. Obscured uPVC double glazed window to the side and radiator.

Outside

To the front of the property are decorative gravel beds. A concrete driveway accessed from Melbourne Street provides ample off road parking and leads to the detached double garage. The rear garden comprises a turfed lawn and flower bed borders with a range of plants & shrubs. The garden is enclosed by timber fencing to the perimeter with access to the garage and access to the front.