

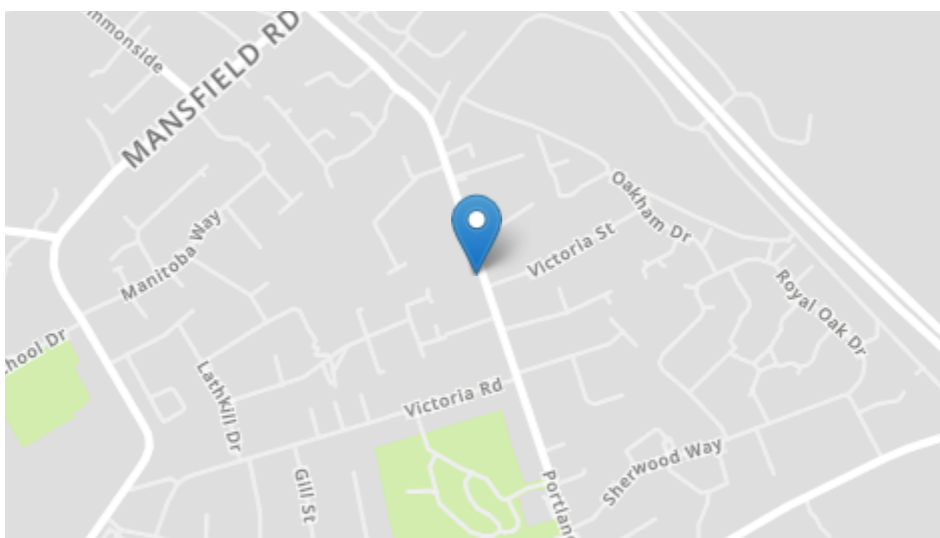
Portland Road, Selston, NG16 6AT

£90,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Semi Detached House
- 3 Bedrooms
- Dining Kitchen
- Downstairs Bathroom
- Popular Residential Location
- Ideal First Home Or Investment
- Excellent Public Transport & Road Links
- In Need of Refurbishment

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 - 25020172

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



*** PUT A FOOT ON THE LADDER *** Priced to sell, this semi detached house in Selston is offered for sale with NO UPWARD CHAIN and would be ideal for first time buyers looking to get onto the property ladder. The ground floor accommodation comprises in brief; lounge, dining kitchen, utility room and bathroom fitted with a white suite. On the first floor, the landing leads to three bedrooms. Outside, the rear garden comprises predominantly of timber decking and is enclosed by timber fencing. The property is in need of some cosmetic refurbishment making this a great choice for buyers looking to make a home their own. For more information, or to book your viewing, call our team.

Ground Floor

Lounge

3.74m x 3.72m (12' 3" x 12' 2") UPVC entrance door, uPVC double glazed window to the front, radiator, fireplace with wooden surround, door to the inner hall.

Inner Hall

Under stairs storage and open access to the dining kitchen.

Dining Kitchen

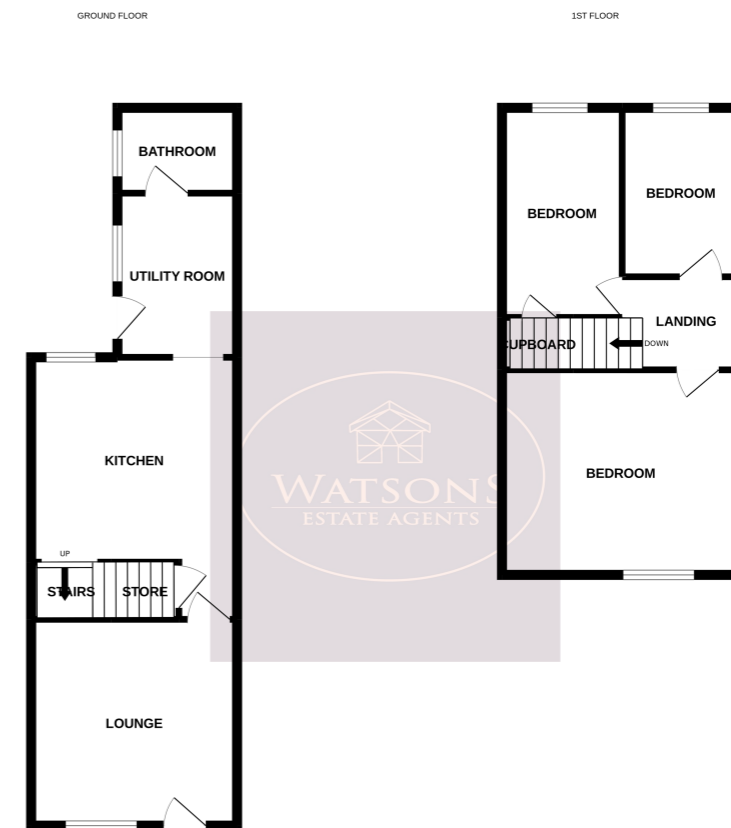
3.97m x 3.71m (13' 0" x 12' 2") Matching wall & base units, works surfaces incorporating a stainless steel sink & drainer unit. Integrated electric oven & electric hob with extractor over. Wood effect laminate flooring, radiator, uPVC double glazed window to the rear, stairs to the first floor and doorway to the utility room.

Utility Room

UPVC double glazed window to the side, radiator, plumbing for washing machine, doors to the rear garden and bathroom.

Bathroom

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



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 Netpage 02/02

First Floor

Landing

Doors to all bedrooms.

Bedroom 1

3.73m x 3.71m (12' 3" x 12' 2") UPVC double glazed window to the front, storage cupboard, radiator and cast iron fireplace.

Bedroom 2

3.99m x 2.68m (13' 1" x 8' 10") UPVC double glazed window to the rear, storage cupboard with access to the attic, radiator and cast iron fireplace.

Bedroom 3

3.02m x 2.02m (9' 11" x 6' 8") UPVC double glazed window to the rear and radiator.

Outside

The rear garden comprises of timber decking patios and is enclosed by fencing to the perimeter with shared gated access to the side.