

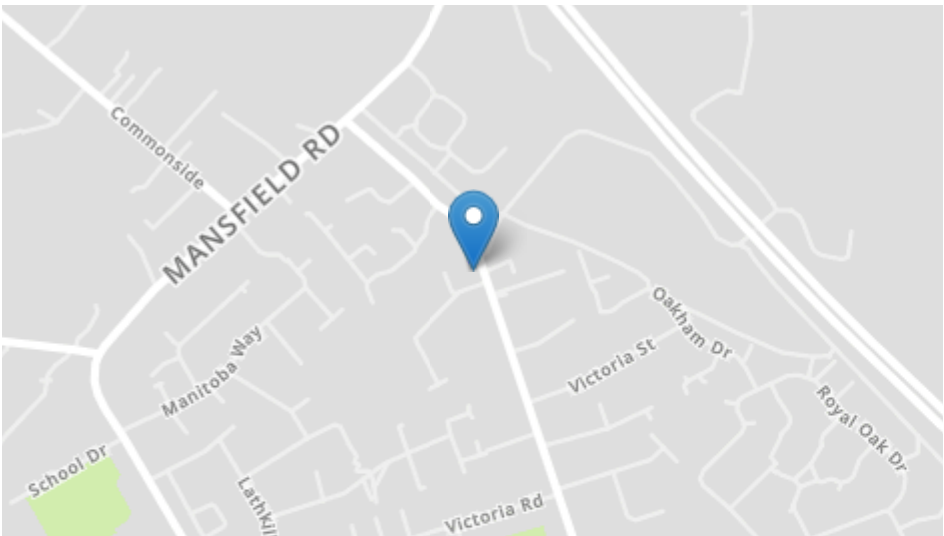
Portland Road, Selston, NG16 6AU

£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		
	72	84
England, Scotland & Wales		
EU Directive 2002/91/EC		



- Semi Detached Home
- 3 Bedrooms
- Open Plan Lounge Diner
- Generous South Facing Garden
- Driveway & Garage
- Good Road & Transport Links
- Walking Distance From Schools & Amenities
- 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 - 27335505

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



*** MORE THAN MEETS THE EYE *** Located in the popular village of Selston, this 3 bed semi comes to the market with NO UPWARD CHAIN and offers good space inside & out. There is scope for cosmetic improvement (which would add value), but with a garden like that, why would you want to be inside?! In brief, the accommodation comprises: entrance hall, lounge, kitchen, dining room, upstairs landing to the 3 bedrooms and family bathroom. Outside, the generous landscaped garden to the rear is a sight to behold and a lovely space to enjoy the Summer months, whilst the frontal outlook is also more appealing than most. A driveway provides off street parking. Local amenities include school & convenience store within walking distance, whilst the M1 motorway is only 2km away. Call our sales team now to arrange a viewing.

Ground Floor

Entrance Hall

Composite entrance door tot he front, radiator, parquet floor, door tot he kitchen and under stair storage, stairs to first floor.

Kitchen

3.56m x 2.34m (11' 8" x 7' 8") A range of matching wall & base units with work surfaces incorporating an inset stainless steel sink & drainer unit, inset waist height double electric oven & hob with extractor over, plumbing for washing machine, radiator, 2 uPVC double glazed windows to the side, doors to the lounge/diner and composite door to the rear garden.

Dining Room

3.71m x 3.61m (12' 2" x 11' 10") 2 uPVC double glazed windows to the rear, 2 radiators, French doors to the rear garden and archway leading to the lounge.

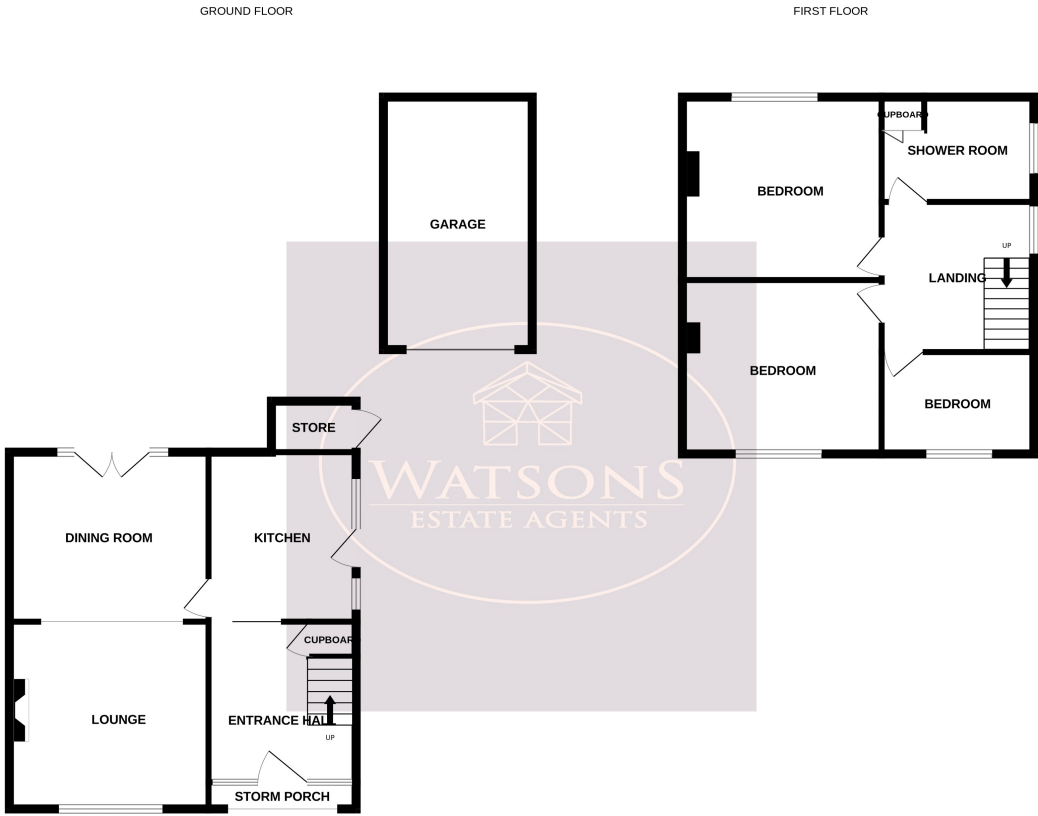
Lounge

3.69m x 3.66m (12' 1" x 12' 0") UPVC double glazed window to the front, radiator, brick built fireplace with real flame gas fire, archway to the dining room.

First Floor

Landing

UPVC double glazed window to the side, radiator, doors to all bedrooms and the shower room, access to the attic.



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

3.71m x 3.63m (12' 2" x 11' 11") UPVC double glazed window to the rear and radiator.

Bedroom 2

3.66m x 3.62m (12' 0" x 11' 11") UPVC double glazed window to the front and radiator.

Bedroom 3

2.35m x 2.07m (7' 9" x 6' 9") UPVC double glazed window to the front and radiator.

Shower Room

White 3 piece suite comprising of WC, pedestal sink and shower cubicle with dual rainfall effect mains shower. Obscured uPVC double glazed window to the side, radiator, and airing cupboard housing the combination boiler.

Outside

The front garden is enclosed by walls and fences and comprises of flower bed borders with a range of plants & shrubs, paved driveway to the front and alongside the property and double gates leading to the rear garden and garage. The generous South facing rear garden is enclosed by timber fences and comprises of a paved patio area, turfed lawn, a range of mature trees, plants and shrubs, timber shed, outdoor store room and detached garage with up & over door.