

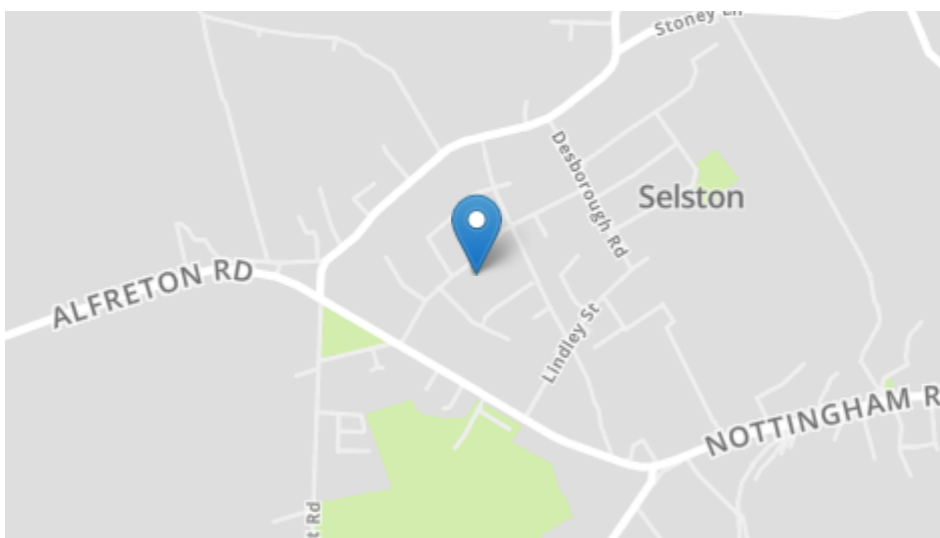
Bunyan Green Road, Selston, NG16 6GF

Offers Over £210,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	61	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Detached Bungalow
- 2 Bedrooms
- Open Plan Lounge Diner
- Modern Kitchen
- Newly Fitted Bathroom
- Private Low Maintenance Rear Garden
- Driveway & Garage
- Ease Of Access To M1
- Beautifully Presented Throughout

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 - 27153507

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





**\*\*\* SETTLE DOWN IN SELSTON \*\*\*** This double fronted bungalow has been upgraded by the current owners and would be perfect for buyers wanting to downsize without compromising on living space. The property in brief comprises an entrance hall, open plan lounge/ dining room, newly fitted kitchen with integrated appliances, two double in size bedrooms and a newly fitted shower room. To the outside a front garden with a driveway providing off road parking leading to the garage and to the rear an enclosed garden with patio and lawn areas. Bunyan Green Road is located within the popular village of Selston where you will find a range of local amenities including; a supermarket, post office, chemist, medical centre, fast food outlets, public house, places of worship, a golf club and a range of schooling. This property must be viewed without delay to fully appreciate the size and versatile accommodation.

### Entrance Hall

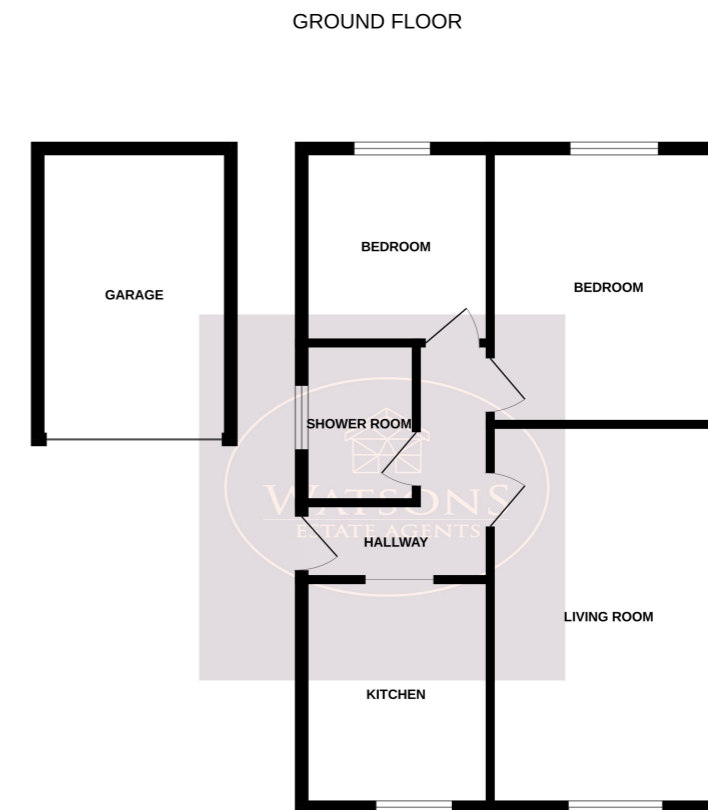
Composite entrance door to the side, access to the attic, wood effect laminate flooring, radiator and doors to all rooms.

### Lounge Diner

5.11m x 3.21m (16' 9" x 10' 6") UPVC double glazed window to the front and radiator.

### Kitchen

3.7m x 2.5m (12' 2" x 8' 2") A range of matching wall & base units, work surfaces incorporating and inset ceramic sink & drainer unit. Integrated appliances to include: electric oven & gas hob with extractor over, fridge freezer and washing machine. Storage cupboard housing the boiler, radiator, ceiling spotlights, wood effect laminate flooring and uPVC double glazed window to the front.



### Bedroom 1

3.73m x 3.21m (12' 3" x 10' 6") UPVC double glazed window to the rear and radiator.

### Bedroom 2

2.5m x 2.4m (8' 2" x 7' 10") UPVC double glazed window to the rear and radiator.

### Shower Room

1.95m x 1.66m (6' 5" x 5' 5") 3 piece suite in white comprising WC, wall mounted sink and shower cubicle. Wood effect laminate flooring, chrome heated towel rail, ceiling spotlights, extractor fan and obscured uPVC double glazed window to the side.

### Outside

To the front of the property is a turfed lawn and flower bed borders with a range of plants & shrubs. A driveway provides off road parking leading to double wooden gates and detached garage to the rear with up & over door and power. The low maintenance rear garden offers a good level of privacy and comprises a paved patio, steps up to an artificial lawn, raised flower bed borders with a range of plants & shrubs and is enclosed by timber fencing to the perimeter with gated access to the side.