

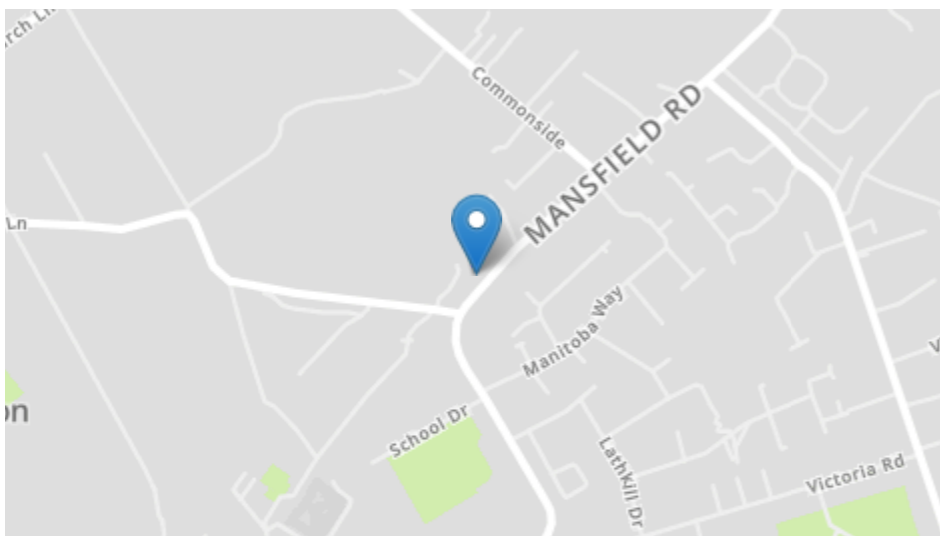
Mansfield Road, Selston, NG16 6ES

£220,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	51	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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 - 27867240

Our Seller says....

- Detached Bungalow
- 2 Double Bedrooms
- Fitted Kitchen
- Spacious Lounge
- Enclosed Rear Garden
- Driveway & Garage
- Ease Of Access To M1
- Popular Residential Location

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  
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**\*\*\* LIFE ON ONE LEVEL \*\*\*** Refurbished 2 bedroom bungalow comes to the market with NO UPWARD CHAIN and benefits from light and airy living accommodation that features a new kitchen and shower room, new floor coverings and carpets, private rear garden and a detached garage. Outside, there is off road parking to the front which leads to a detached single garage. The private rear garden has a paved patio and turfed lawn enclosed by timber fencing to the perimeter. Selston is popular for its sought after schools, family friendly pubs and easy access to open countryside, as well as Junction 27 of the M1 motorway. Nearby Towns include Eastwood & Hucknall, both just a short drive away. Call us today to book your viewing!

### Entrance Hall

UPVC double glazed entrance door to the side, radiator, access to the attic, storage cupboard housing the combination boiler, doors to the lounge, both bedrooms and shower room, opening to the kitchen.

### Lounge

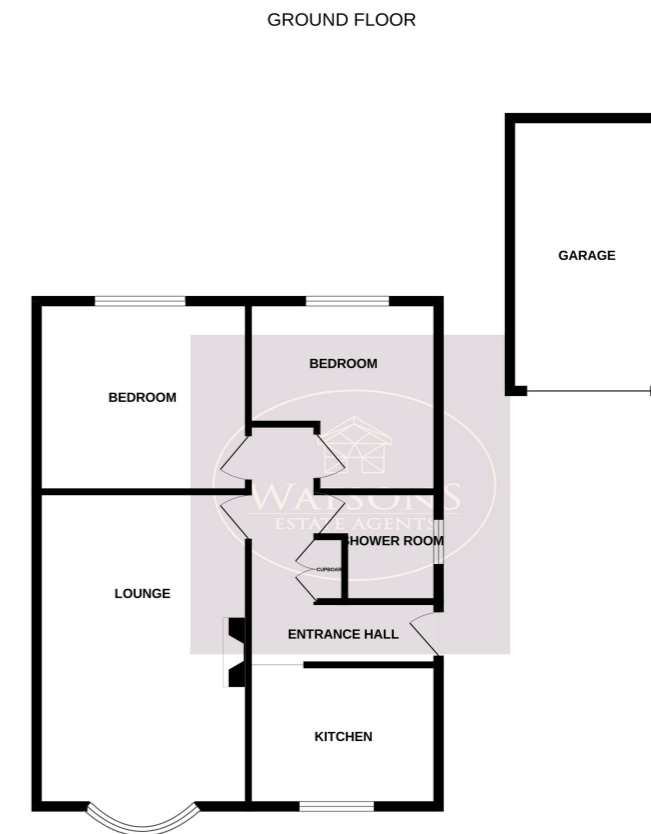
5.79m x 3.67m (19' 0" x 12' 0") UPVC double glazed bay window to the front, radiator and electric fire.

### Kitchen

3.32m x 2.44m (10' 11" x 8' 0") A range of matching shaker style wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated appliances to include electric oven & gas hob with extractor, plumbing for washing machine, space for fridge freezer, uPVC double glazed window to the front.

### Bedroom 1

3.61m x 2.71m (11' 10" x 8' 11") UPVC double glazed window to the rear and radiator.



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 quantity or efficiency can be given.  
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### Bedroom 2

2.77m x 2.39m (3.34m max) (9' 1" x 7' 10") UPVC double glazed window to the rear and radiator.

### Bathroom

White 3 piece suite comprising of concealed cistern WC, vanity sink unit and corner shower cubicle with mains fed shower. Chrome heated towel rail, ceiling spotlights and obscured uPVC double glazed window to the side.

### Outside

To the front of the property is a turfed lawn garden with mature plants & shrubs. A block paved driveway running alongside the property provides ample off road parking and leads to the detached single garage with up and over door and power. The rear garden offers a good level of privacy and comprises of a paved patio, turfed lawn, flower bed borders, a range of plants & shrubs and is enclosed by timber fencing to the perimeter.