

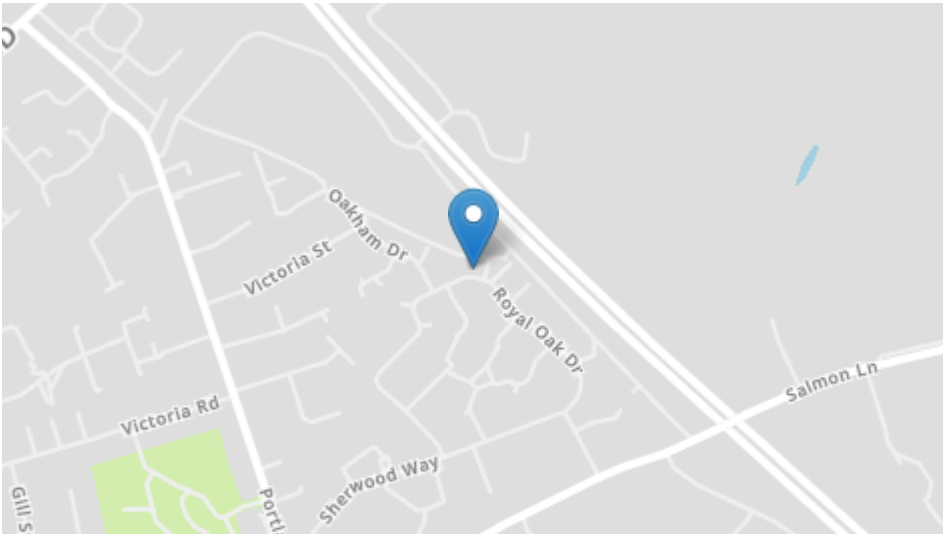
Royal Oak Drive, Selston, NG16 6RJ

£210,000



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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		
England, Scotland & Wales	73	78
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 - 29647585

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.



- Semi Detached Family Home
- Three Good Size Bedroom
- Spacious Lounge
- Modern Fitted Kitchen
- Three Piece Bathroom Suite
- Well Presented Through Out
- Enclosed Low Maintenance Rear Garden
- Ample Off Road Parking & Garage
- Good Road & Transport Links
- Desired School Catchment Area

Our Seller says....

40 Main Street, Kimberley, NG16 2LY
www.watsons-residential.co.uk

0115 938 5577
8am-8pm - 7days



*** GIVE YOURSELF THE 'ROYAL' TREATMENT *** A brilliant opportunity for first time buyers and growing families alike with this modernised three bedroom semi-detached property located in the popular village of Selston. Features include a stylish and modern kitchen and bathroom, off road parking, and a garage. Briefly comprising; entrance hallway, lounge, dining kitchen. To the first floor, three bedrooms and bathroom. Outside, there is a driveway to the front providing off road parking and access to the garage. To the rear is a privately enclosed garden, perfect for spending time with family and friends. Selston offers buyers the best of both worlds, with plenty of surrounding countryside, favoured schools, shops and amenities, and excellent transport links. Contact Watsons to arrange a viewing.

Ground Floor

Entrance Hall

UPVC entrance door, radiator, stairs to first floor and door to lounge.

Lounge

4.40m x 3.82m (14' 5" x 12' 6") UPVC double glazed window to the front, radiator laminate wood flooring, feature fireplace with inset gas fire and door to dining kitchen.

Dining Kitchen

4.78m x 3.27m (15' 8" x 10' 9") A range of wall and base units with worksurfaces incorporating stainless steel sink & drainer unit. Integrated appliances including inset waist height oven, 4 ring gas hob with extractor over dishwasher and space for fridge freezer. UPVC double glazed window to the rear, tiled flooring, partially tiled walls, French doors to the rear garden and radiator.

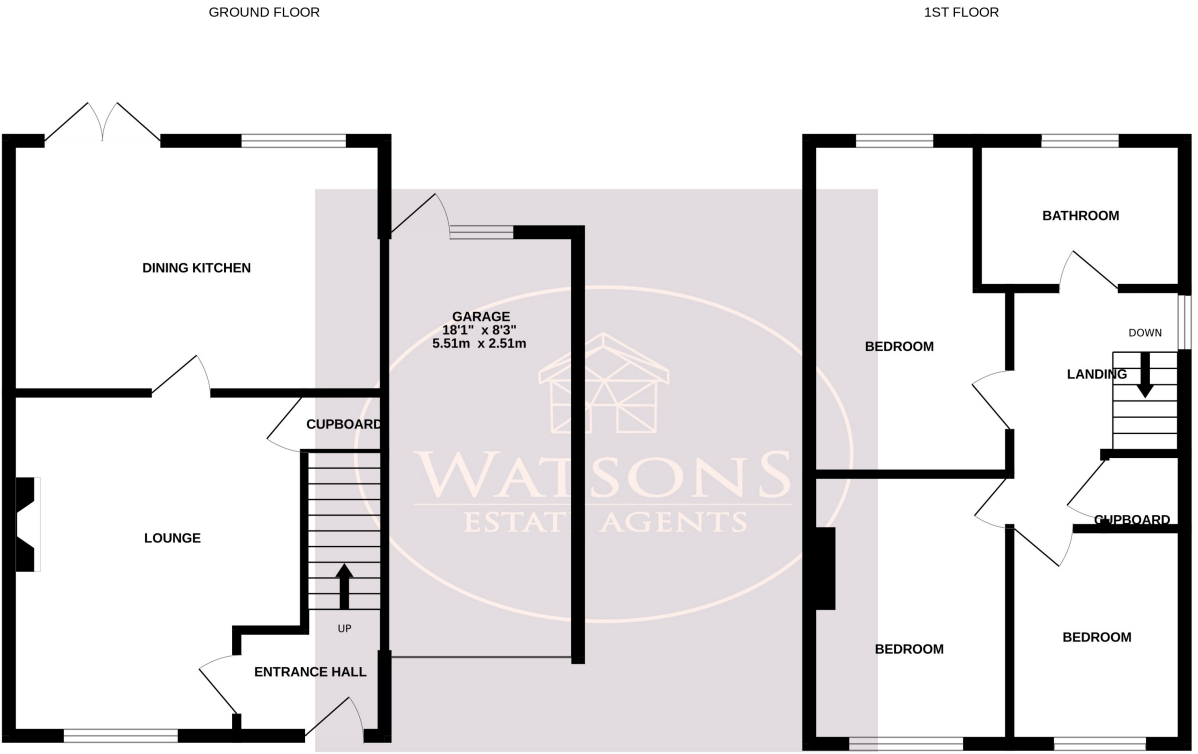
First Floor

First Floor Landing

UPVC double glazed window to the side, airing cupboard housing combination boiler, access to partially boarded attic and doors to bedrooms and bathroom.

Bedroom 1

4.32m x 2.61m (14' 2" x 8' 7") 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 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 2

3.51m x 2.64m (11' 6" x 8' 8") UPVC double glazed window to the front and radiator.

Bedroom 3

2.49m x 2.18m (8' 2" x 7' 2") UPVC double glazed window to the front and radiator.

Bathroom

White three piece suit comprising wc, vanity sink with storage under and panel bath with shower over. Chrome heated towel rail, tiled flooring and walls, ceiling spotlights and obscured uPVC double glazed window to the rear.

Outside

To the front of the property is a block paved driveway giving access to the entrance door and garage. The rear garden features a raised decked seating area, paved patio area to the side giving access to the garage, artificial lawn with raised timber flower bed borders with a range of plants and shrubbery, with a second raised paved seating area; the garden is palisaded by concrete based timber fencing.

*** AGENT NOTE ***

AGENT NOTE: The seller has provided us with the following information; the gas boiler is located in the upstairs storage cupboard, it is nine years old and was last serviced December 2024.