

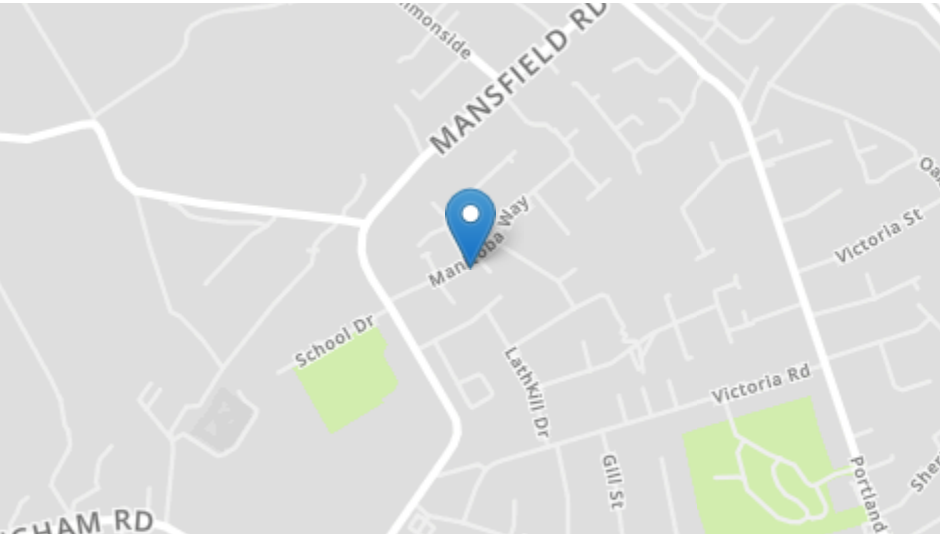
Cedar Drive, Selston, NG16 6FS

Offers Over £140,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	79
(55-68) D		
(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 Bungalow
- Two Double Bedrooms
- Spacious Lounge
- Fitted Kitchen
- Three Piece Shower Room
- Detached Garage Fitted With Power
- Enclosed Low Maintenance Rear Garden
- Cul De Sac Location
- Great Roads & Transport Links
- Ideal For Investment

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 - 28499483

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



*** A PLACE TO MAKE YOUR OWN *** Brought to the market with no upward chain and located in the popular village of Selston is this spacious two bedroom mid terrace bungalow. Features include two double bedrooms, a generous lounge, and detached garage. Briefly comprising; entrance porch, lounge, kitchen, shower room, inner hallway, and two bedrooms. Outside, the property is set back off the road with a low maintenance garden area to the front and a private enclosed garden to the rear, along with a detached garage. Ideally located in close proximity to the village centre, amenities include a supermarket, convenience store and excellent road and commuter links. Contact Watsons to arrange a viewing.

*** AGENT NOTE ***

AGENT NOTE: The seller has provided us with the following information; the solar panels were owned by the previous owner, with a Feed-in tariff arrangement with British Gas.

Ground Floor

Porch

UPVC entrance door, uPVC double glazed window to the side.

Lounge

4.62m x 3.82m (15' 2" x 12' 6") UPVC double glazed window to the front and internal window to the rear. Feature fireplace and inset electric fire, radiator, and door to inner hall.

Inner Hall

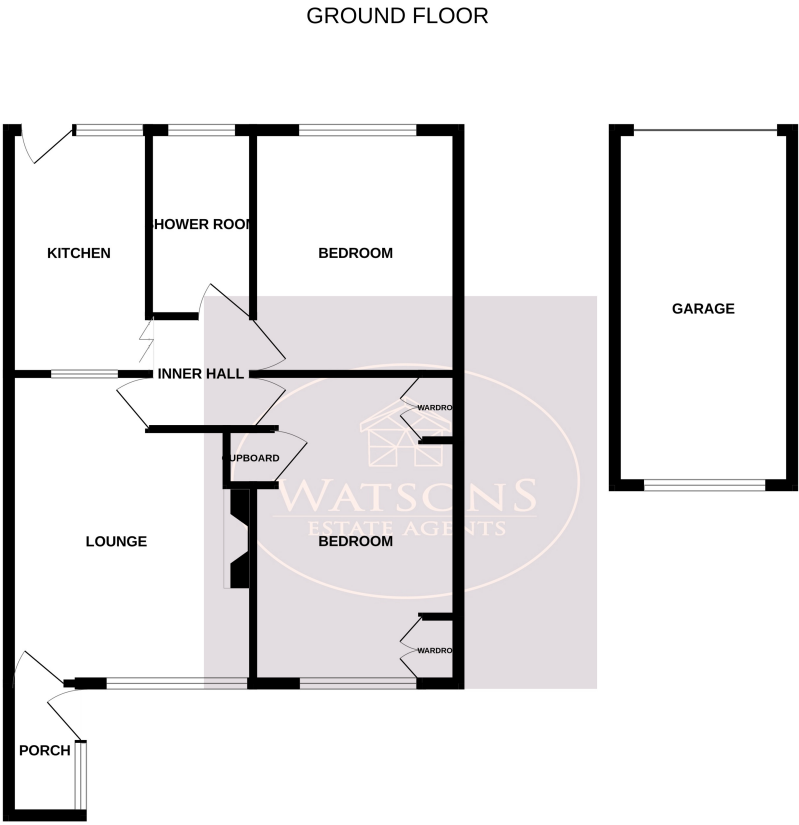
Doors to bedrooms, shower room, kitchen and lounge and access to partially boarded attic.

Kitchen

3.89m x 2.11m (12' 9" x 6' 11") A range of wall and base units with worksurfaces incorporating inset ceramic sink and drainer unit. Integrated appliances including waist height oven, induction hob with extractor fan over. UPVC double glazed window to the rear, internal window to the front, bifold entrance door, vinyl flooring, tiled walls and uPVC door to the rear.

Bedroom 1

4.62m x 3.07m (15' 2" x 10' 1") UPVC double glazed window to the front, fitted wardrobes, fitted storage cupboard housing combination boiler and radiator.



While 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 misstatement. 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.
Made with Metropix 602US

Bedroom 2

3.78m x 3.12m (12' 5" x 10' 3") UPVC double glazed window to the rear and radiator.

Shower Room

Three piece white suite comprising wc, vanity sink and cubicle shower. Traditional radiator, tiled flooring, tiled walls, and obscured uPVC double glazed window to the rear.

Garage

Detached garage fitted with power, electric roller up doors and uPVC double glazed window to the front.

Outside

To the front of the property, set back from the road, is a generous raised gravel area, and paved pathway leading to the entrance door. To the rear of the property is a paved terrace area with stone steps leading down towards a turfed lawn and garage; palisaded by timber fencing.

*** AGENT NOTE ***

Agent Note: The seller has provided us with the following information; The boiler is located in the fitted storage cupboard in the bedroom.