

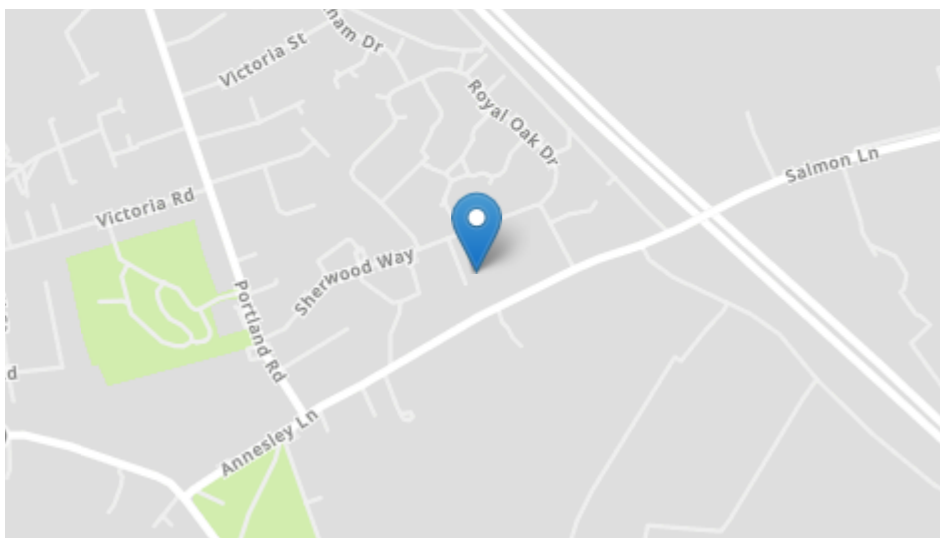
4 Maid Marion Avenue, Selston, NG16 6QH

Offers Over £170,000

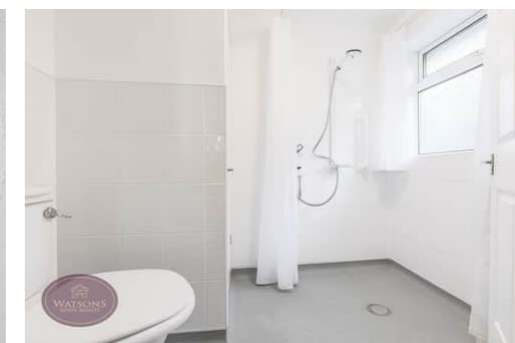


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Offers Over £170,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(81-91)	B	84	
(69-80)	C		
(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	



Our Seller says....

- Detached Bungalow
- 2 Bedrooms
- Generous Lounge Diner
- Newly Fitted Wet Room
- Off Road Parking
- Private Rear Garden
- Popular Residential Location
- No Upward Chain

want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
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 or email
 mail@watsons-residential.co.uk
 Ref - 26780704

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 HOME TO MAKE YOUR OWN *** This 2 bedroom detached bungalow in Selston comes to the market with NO UPWARD CHAIN, refurbished work already done, with a generous open plan lounge diner and two double bedrooms, there is more space than you might expect. The property in brief comprises; an entrance hall with storage cupboards, spacious lounge/ dining room, fitted kitchen, two double in size bedrooms and a wetroom. To the outside a front garden with driveway providing ample off road parking and to the rear a private enclosed garden. 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.

Kitchen

2.74m x 2.31m (9' 0" x 7' 7") Entrance door to the side. A range of matching wall & base units, work surfaces incorporating a sink & drainer unit. Integrated electric oven & hob with extractor over, plumbing for washing machine. UPVC double glazed window to the rear, electric heater and door to the lounge diner.

Lounge Diner

5.55m x 3.15m (18' 3" x 10' 4") UPVC double glazed sliding patio doors leading to the rear garden, electric heater, inset electric fire with wooden fire place surround and door to the inner hall.

Inner Hall

UPVC double glazed window to the side, storage cupboard and doors to the lounge diner, both bedrooms, and wet room.



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.
Made with Metropix (2024)

Bedroom 1

3.68m x 3.16m (12' 1" x 10' 4") UPVC double glazed window to the front, electric heater.

Bedroom 2

2.68m x 2.35m (8' 10" x 7' 9") UPVC double glazed window to the front and radiator.

Wet Room

2.31m x 1.66m (7' 7" x 5' 5") 3 piece suite in white comprising WC, wall mounted sink and shower. Electric heater, extractor fan and obscured uPVC double glazed window to the side.

Outside

To the front of the property a tarmac driveway provides ample off road parking. The rear garden offers a good level of privacy and comprises a paved patio, turfed lawn, raised flower bed borders with a range of plants & shrubs. The garden is enclosed by timber fencing to the perimeter with gated access to the side.