

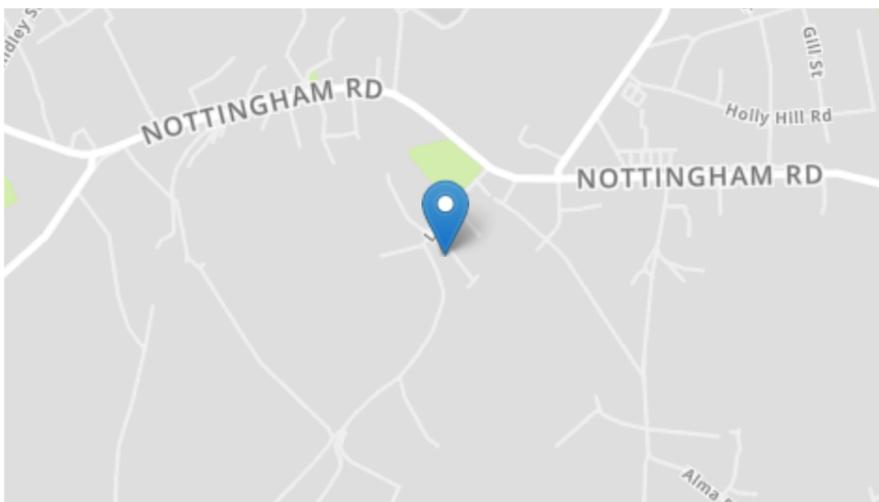
Allens Green Avenue, Selston, NG16 6BZ

Offers Over £260,000

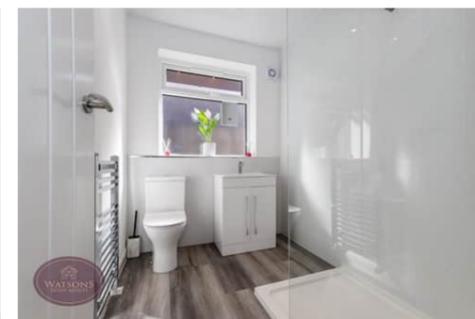


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Our Seller says....

- Detached Bungalow
- 3 Good Size Bedrooms
- Open Plan Living Space
- Modern Fitted Kitchen
- Re Fitted Shower Room
- Large Driveway Providing Ample Off Road Parking
- Low Maintenance Rear Garden
- Cul De Sac Location
- No Upward Chain

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 - 28786284

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



*** MAKE YOUR FRIENDS 'GREEN' WITH ENVY *** A fully renovated three bedroom detached bungalow in the popular village of Selston. Benefiting from a generous lounge/diner, three good size bedrooms, large driveway, and brought to the market with NO UPWARD CHAIN. Briefly comprising; kitchen, inner hallway, lounge/diner, three bedrooms, and shower room. Outside, a large driveway providing ample off road parking to the front, and a private and low maintenance garden to the rear. Selston offers buyers the best of both worlds, with the peace and tranquillity that village life brings and countryside walks on your doorstep along with a range of amenities including pubs, schools, and a supermarket. Nearby road links include the M1 and A608 providing easy access to the surrounding towns. Contact Watsons Eastwood office to arrange a viewing.

Open Plan Lounge Diner Kitchen

L Shaped 6.7m x 6.38m (22' 0" x 20' 11") A range of matching high gloss wall & base units with worksurfaces incorporating an inset sink & drainer unit. Integrated appliances including fridge freezer, electric oven and induction hob with extractor over. Central island with breakfast bar and providing further storage. Laminate wood flooring, plumbing for washing machine, ceiling spotlights and 2 radiators. UPVC double glazed windows to the sides and rear. UPVC double glazed door to the side and French doors to the rear. Doors to the inner hallway.

Inner Hall

Radiator and doors to all bedrooms and the shower room.

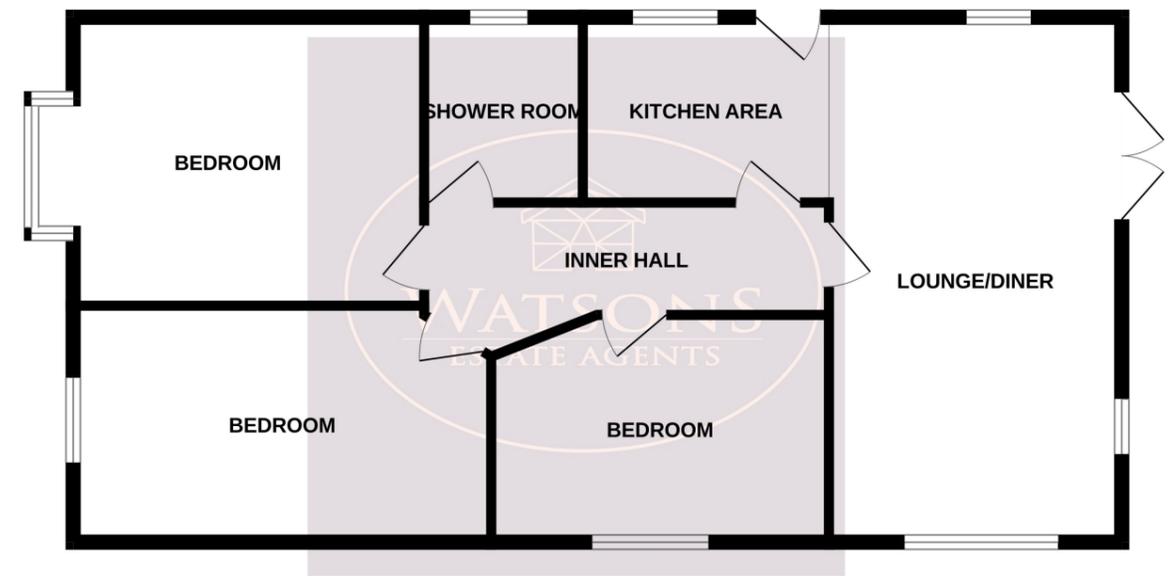
Bedroom 1

4.22m x 3.47m (13' 10" x 11' 5") UPVC double glazed bay window to the front and radiator.

Bedroom 2

4.32m x 2.58m (14' 2" x 8' 6") UPVC double glazed window to the front and radiator.

GROUND FLOOR



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 3

3.43m x 2.89m (11' 3" x 9' 6") UPVC double glazed window to the side, radiator and access to the attic.

Shower Room

White 3 piece suite comprising wc, vanity sink unit with storage and walk in shower cubicle with mains fed shower. Chrome heated towel rail, extractor fan, ceiling spotlights and obscured uPVC double glazed window to the side.

Outside

To the front of the property is a large brick paved driveway providing ample off road parking for multiple vehicles. The low maintenance rear garden is enclosed by timber fencing to the perimeter with double gated access to the side and comprises paved patio, turf lawn and flower bed borders with a range of plants and shrubs.