

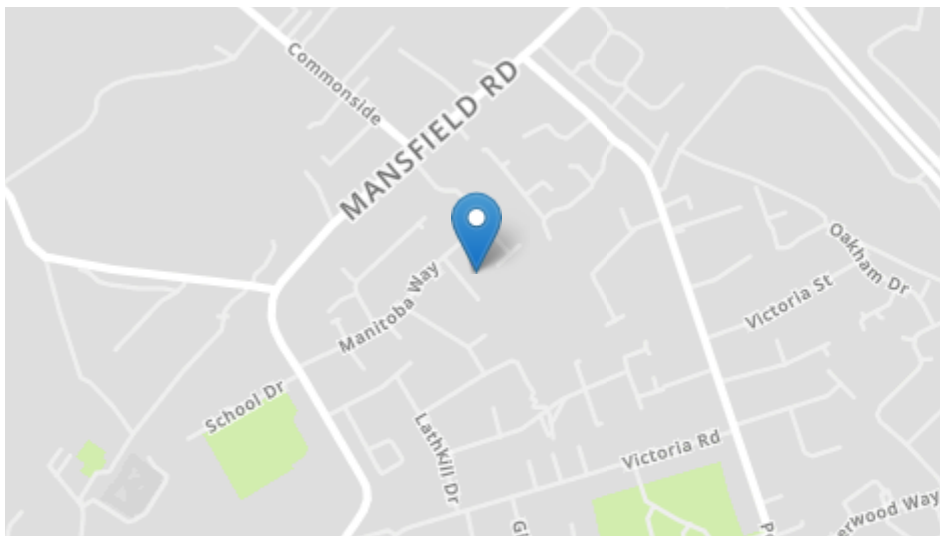
Ontario Drive, Selston, NG16 6GR

£200,000



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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	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Detached Family Home
- 3 Bedrooms
- Open Plan Lounge Diner
- Off Road Parking
- Generous Plot
- Private Low Maintenance Rear Garden
- Village Location
- Ease Of Access to M1
- No Upward Chain

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 - 26855841

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



*** MOVE ONTO ONTARIO! *** Nestled at end of a quiet cul-de-sac in Selston and coming to the market with NO UPWARD CHAIN, this 3 bedroom detached home has the potential for cosmetic improvement to add value so it is a great option, whether up-sizing, down-sizing or relocating. In brief, the accommodation comprises: lounge, kitchen, upstairs landing to the 3 bedrooms and family bathroom. Outside, there is a good amount of off street parking with a driveway running alongside the property and the lawned rear garden enjoys a high level of privacy. The M1 motorway is less than a 10 minute drive, whilst local amenities include schools, supermarket, post office and sports facilities. Call our sales team now to arrange a viewing.

Ground Floor

Entrance Hall

UPVC double glazed entrance door to the front, stairs to the first floor and doors the lounge/diner & kitchen.

Lounge Diner

6.54m x 3.67m (3.08m min)(21' 5" x 12' 0") UPVC double glazed windows to the front & rear, real flame gas fire with wooden fire place surround.

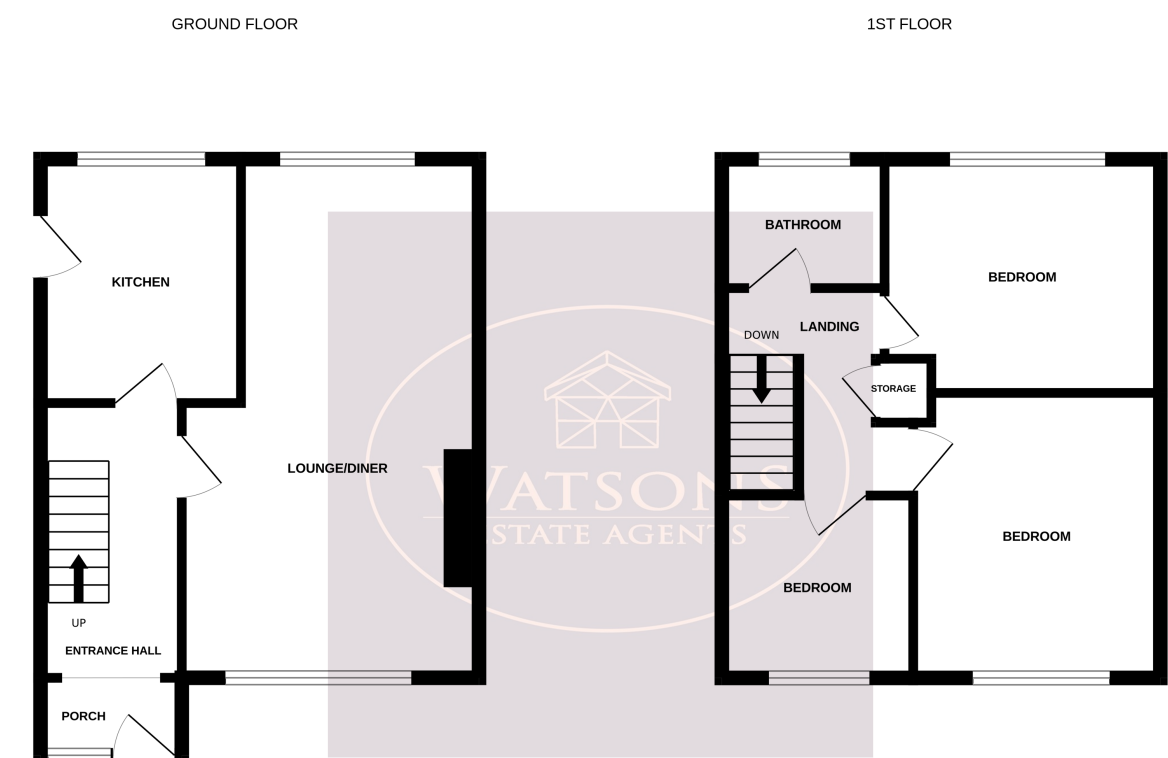
Kitchen

3.0m x 2.48m (9' 10" x 8' 2") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl sink & drainer unit. Space for cooker and plumbing for washing machine, boiler and serving hatch to the dining area. UPVC double glazed window to the rear and door to the side.

First Floor

Landing

Airing cupboard housing the hot water tank, access to the attic and doors to all bedrooms and bathroom.



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 1

3.78m x 2.98m (12' 5" x 9' 9") UPVC double glazed window to the front and radiator.

Bedroom 2

3.51m x 3.16m (11' 6" x 10' 4") UPVC double glazed window to the rear and radiator.

Bedroom 3

2.49m x 2.33m (8' 2" x 7' 8") UPVC double glazed window to the front and radiator.

Shower Room

3 piece suite comprising WC, pedestal sink unit and shower cubicle with electric shower over. Obscured uPVC double glazed window to the rear and radiator.

Outside

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