

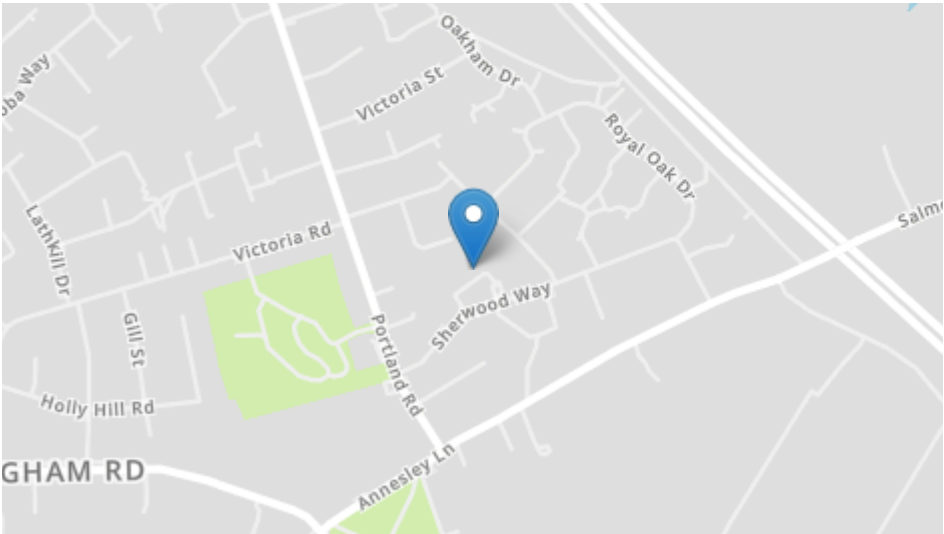
Friars Close, Selston, NG16 6QA

Offers Over £200,000



Friars Close, Selston, NG16 6QA

Offers Over £200,000



| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92+) <b>A</b>                              |         | 86                      |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         | 52                      |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         |                         |
|   |         | EU Directive 2002/91/EC |



- Semi Detached Family Home
- Three Bedrooms
- Cosy Lounge With Log Burner
- Spacious Light & Airy Dining Kitchen
- Sun Room With Views Of The Garden
- Well Presented Through Out
- Enclosed Rear Garden
- Off Road Parking With Gated Access To The Rear
- Ideal For First Time Buyers

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 - 29267811

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





\*\*\* HOME IS WHERE YOUR HEART IS! \*\*\* And your heart will surely fall for this charming 3 bedroom semi detached family home! Located in a quiet cul de sac in the popular village of Selston this very well presented family home offers all that is needed for those looking to make a move up the property ladder and comprises of very well presented and stylishly decorated accommodation comprising of an entrance hallway, living room, dining kitchen, conservatory, 3 bedrooms, family bathroom, private driveway to front and a private and pleasant garden to rear. Call our team today to book your viewing.

Ground Floor

Entrance Hall

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

Lounge

3.89m x 3.87m (12' 9" x 12' 8") UPVC double glazed window to the front, feature fireplace with with multifuel burner, storage cupboard, Karndean flooring and door to dining kitchen.

Dining Kitchen

4.83m x 3.87m (15' 10" x 12' 8") A range of wall and base units with worksurfaces incorporating an inset sink & drainer unit. Integrated appliances including, waist height electric oven, gas hob with extractor over, eye level microwave and plumbing for washing machine and dryer. UPVC double glazed window to the rear and sliding doors to the sun room.

Sun Room

UPVC double glazed windows to the sides and rear, Karndean flooring and French doors to the rear garden.

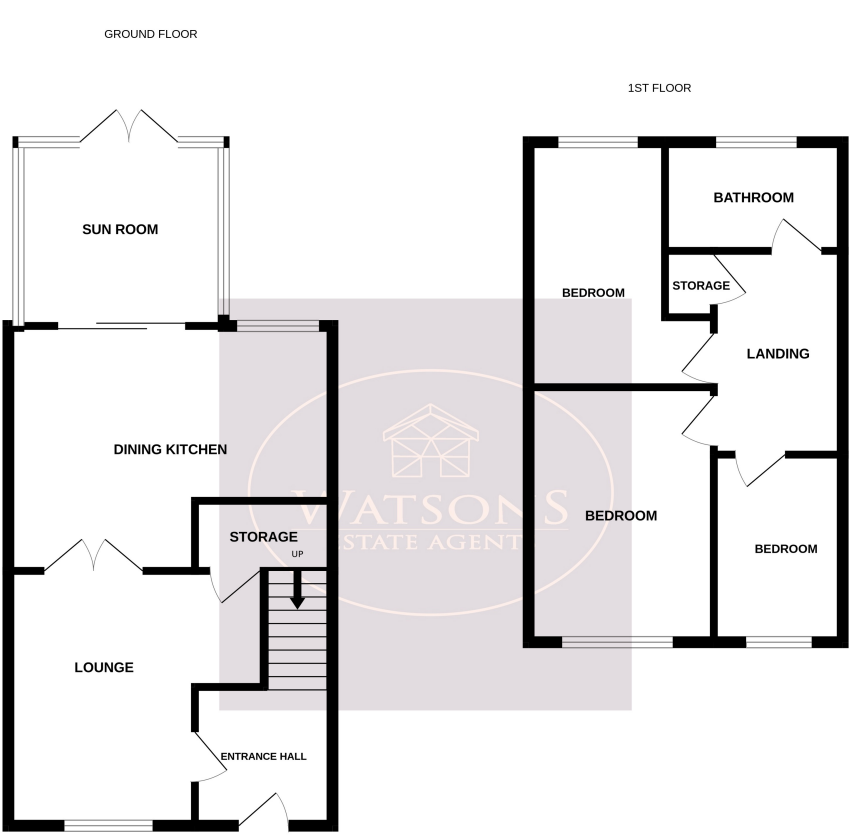
First Floor

First Floor Landing

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

Bedroom 1

3.96m x 2.90m (13' 0" x 9' 6") UPVC double glazed window to the front 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 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 02/25

Bedroom 2

3.71m x 2.35m (12' 2" x 7' 9") UPVC double glazed window to the rear and radiator.

Bedroom 3

2.92m x 1.82m (9' 7" x 6' 0") UPVC double glazed window to the front, fitted wardrobe and radiator.

Bathroom

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

Outside

The front of the property has a paved driveway with a turfed lawn, paved pathway to entrance door and a timber double gate leading to the rear of the property. The rear garden features a paved patio seating area with paved steps leaving to a raised turfed lawn area with flower bed borders with well established plants and shrubbery. To the rear of the garden is a raised decked seating area and a timber shed, the garden is palisaded by a mixture of stone and timber fencing.

\*\*\* AGENT NOTE \*\*\*

Agent note: the seller has provided us with the following information, the boiler is located in the upstairs airing cupboard, it is six years old. The loft insulation & consumer unit are both new.