

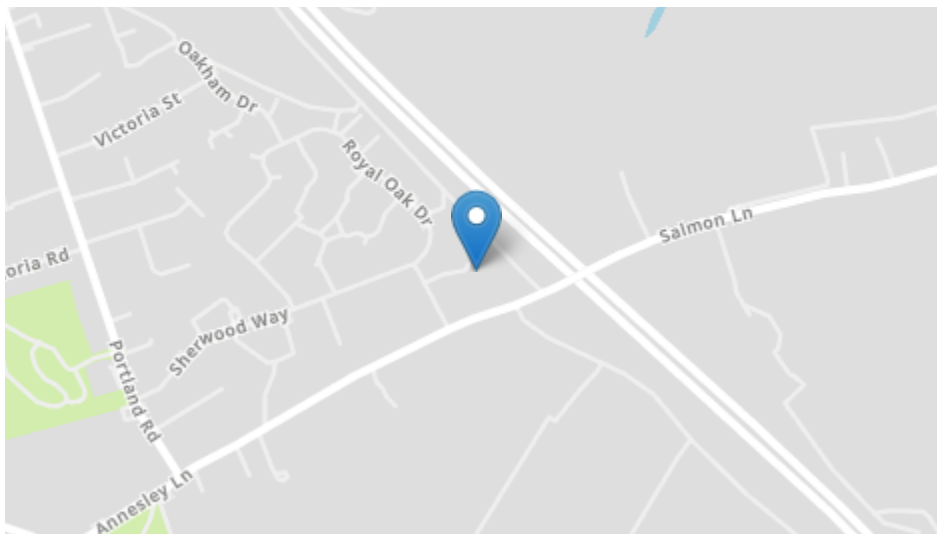
Forest Close, Selston, Nottingham, NG16 6QZ

Guide Price £230,000



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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 - 26855464

Our Seller says....

- Detached Bungalow
- 3 Bedrooms
- Newly Fitted Bathroom & Kitchen
- Generous Lounge/Diner
- Ample Off Road Parking
- Popular Residential Location
- Ease Of Access To M1
- Fully Refurbished Throughout

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.



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\*\*\* GUIDE PRICE £230,000 - £240,000 \*\*\* **BEAUTIFUL BUNGALOW** \*\*\* This detached bungalow is situated within a sought after cul-de-sac and has been upgraded throughout making this the perfect fuss free home. Accommodation in brief comprises; entrance hallway, fitted kitchen, open plan lounge & dining room, three generous bedrooms and a three piece bathroom. To the front of the property there is a front garden and driveway providing ample off road parking and to the rear an enclosed private rear garden ideal for anyone who enjoys spending time outdoors. Selston is popular for its local amenities, bus routes, 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. A viewing is essential to truly appreciate this home, contact our team today!

### Entrance Hall

UPVC double glazed entrance door to the side. Storage cupboard housing the combination boiler. Door to the kitchen, bedrooms 1 & 2 and bathroom. .

### Lounge Diner

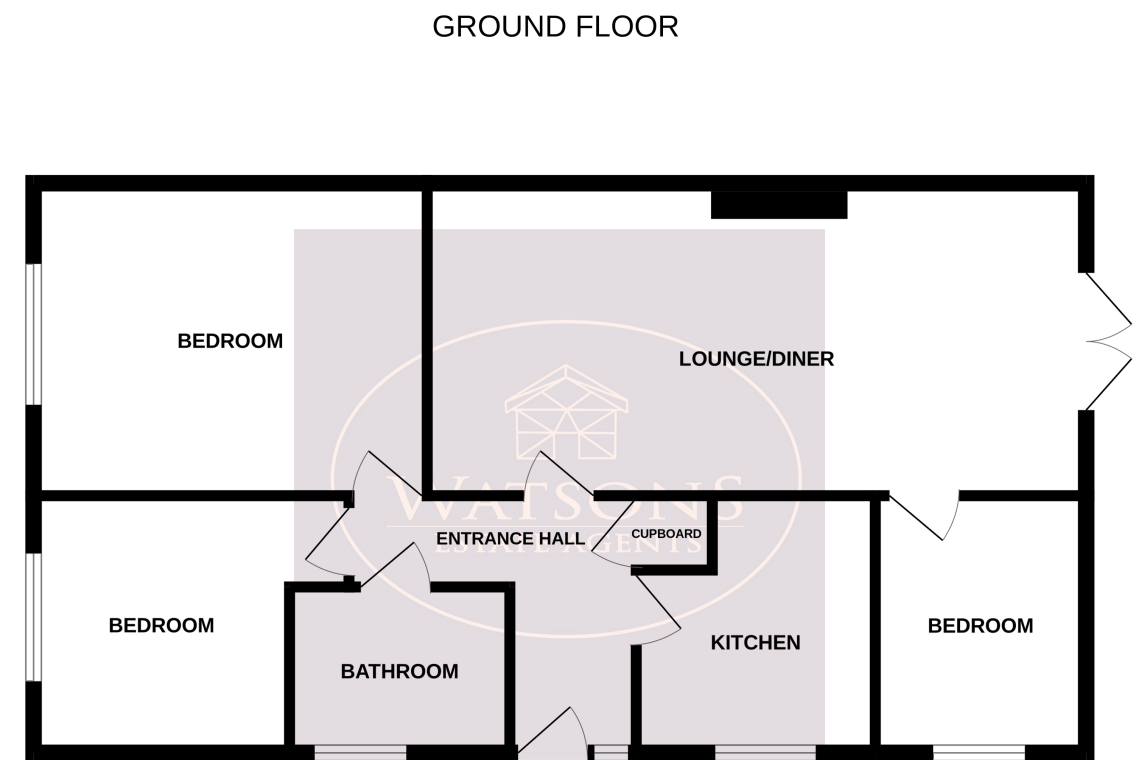
7.2m x 3.4m (23' 7" x 11' 2") UPVC double glazed bay window to the front, 2 radiators and uPVC double glazed French doors leading to the rear garden. Door to bedroom 3

### Kitchen

2.8m x 2.6m (9' 2" x 8' 6") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated electric oven & hob with extractor over. Plumbing for washing machine, Karndean flooring, uPVC double glazed window to the side.

### Bedroom 1

4.31m x 3.43m (14' 2" x 11' 3") 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 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 2

2.9m (3.4m max) x 2.8m (9' 6" x 9' 2") UPVC double glazed window to the front and radiator.

### Bedroom 3

2.81m x 2.29m (9' 3" x 7' 6") UPVC double glazed window to the rear and radiator.

### Bathroom

3 piece suite in white comprising WC, wall mounted sink and bath with shower over. Chrome heated towel rail, extractor fan and obscured uPVC double glazed window to the side.

### Outside

To the front of the property is turfed lawn. A brick paved driveway provides ample off road parking. The 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.