

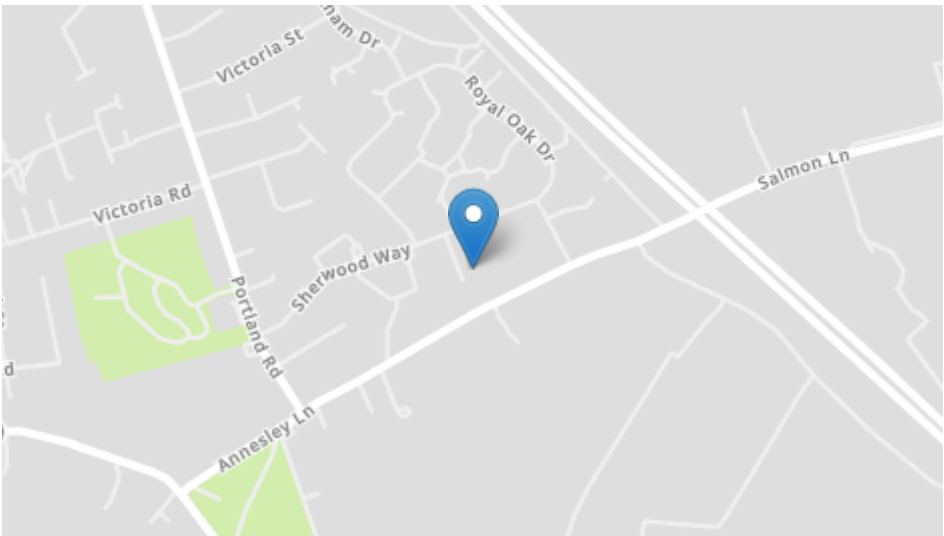
Maid Marion Avenue, Selston, NG16 6QH

£220,000



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- Detached Bungalow
- 2 Bedrooms
- Modern Re-fitted Kitchen
- Lounge
- Conservatory
- 4 Piece Bathroom Suite
- Private Rear Garden
- Driveway & Garage
- No Upward Chain
- Close to Amenities & Road Links

Our Seller says....

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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\*\*\* LIFE ON ONE LEVEL! \*\*\* NO CHAIN \*\*\* This charming 2 bedroom detached bungalow is located within a popular cul-de-sac within the sought after village of Selston! Comprising internally a living room, kitchen, 2 bedrooms, bathroom with separate shower, garden room and to the outside established gardens to front and rear, driveway and garage. With many amenities nearby such as shops, public transport and great access to road links nearby we highly recommend an internal inspection to fully appreciate all that this delightful bungalow has to offer!

First Floor

Kitchen

2.65m x 2.26m (8' 8" x 7' 5") A range of wall and base units with worksurfaces incorporating a 1.5 ceramic sink & drainer unit. Integrated appliances including waist height electric oven, electric hob with extractor fan over, fridge and washing machine. Tiled flooring, chrome heated towel rail, ceiling spotlights, internal window and uPVC entrance door.

Dining Lounge

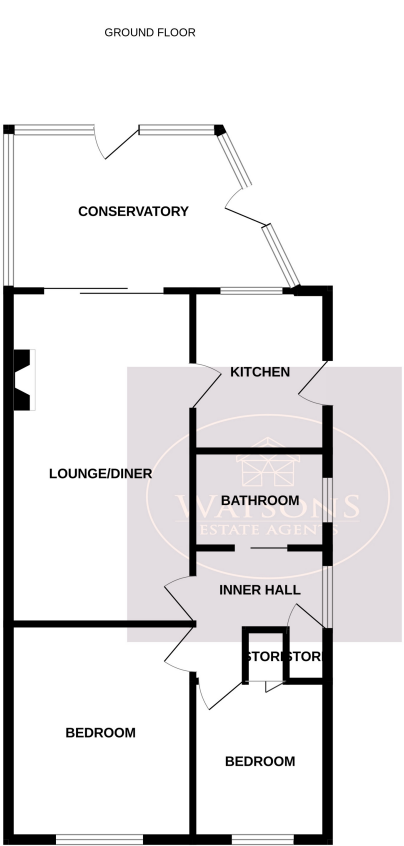
5.50m x 3.16m (18' 1" x 10' 4") Two radiators, sliding double doors to conservatory and wall mounted electric fire.

Inner hall

Attic access, storage cupboard housing combination boiler and doors leading to dining lounge, bedrooms and bathroom.

Conservatory

5.05m x 2.71m (16' 7" x 8' 11") UPVC doors to the rear and side and two radiators.



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.  
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Bedroom 1

3.69m x 3.18m (12' 1" x 10' 5") UPVC double glazed window to the front, fitted wardrobe and radiator.

Bedroom 2

2.60m x 2.20m (8' 6" x 7' 3") UPVC double glazed window to the front, wardrobe with sliding doors, storage cupboard and radiator.

Bathroom

White 4 piece comprising wc, vanity sink, panel bath and cubicle shower. Obscured uPVC double glazed window to the side, tiled flooring and walls and storage cupboard.

Outside

The front of the property features a turfed lawn, paved driveway with gated access, and partitioned by timber fencing. The rear of the property has a patio seating area, with raised brick flower beds with an array of plants and shrubbery and palisaded by brick walls.