

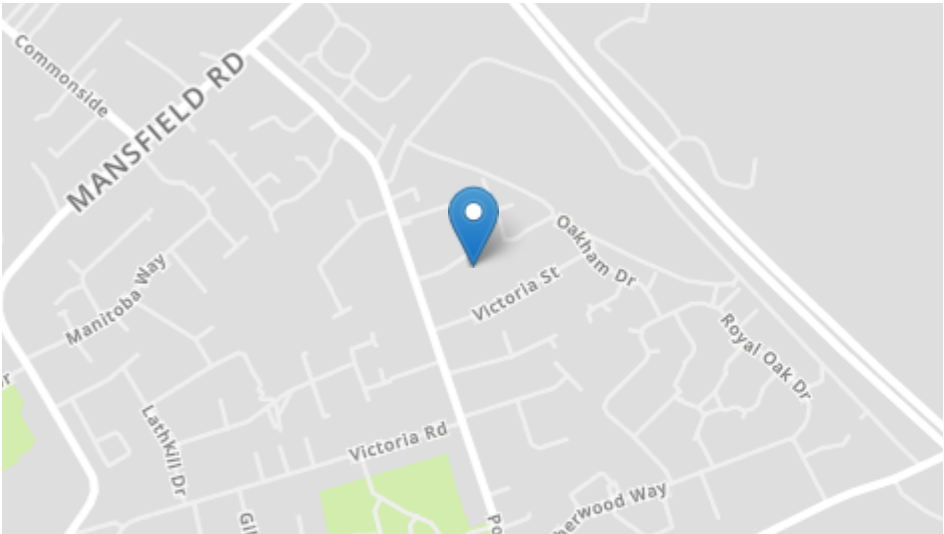
Union Street, Selston, NG16 6AY

£200,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		87
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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 - 29410770



- Semi Detached Bungalow
- Two Double Bedrooms
- Spacious Lounge
- Modern Dining Kitchen
- Three Piece Bathroom Suite
- Well Presented Throughout
- Generous Rear Garden
- Ample Off Road Parking
- Great Road & Public Transport Links
- Close To Amenities

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.



40 Main Street, Kimberley, NG16 2LY
www.watsons-residential.co.uk

0115 938 5577
8am-8pm - 7days



*** DOWNSIZE IN STYLE *** A beautifully presented two bedroom semi detached bungalow, located in a cul-de-sac in the popular village of Selston. Features include two good sized bedrooms, off road parking, and a private south-east facing rear garden. Briefly comprising, storm porch, entrance hallway, two bedrooms, bathroom, lounge/diner, kitchen. Outside, to the front is a driveway providing off road parking, and to the rear is a privately enclosed south-east facing garden. Located in Selston, nearby amenities include a range of walks, shops, a supermarket, and schools. There are excellent nearby road links including the M1 at J27. Contact Watsons to arrange a viewing.

Ground Floor

Entrance Hall

Composite entrance door, access to attic, radiator and doors to both bedrooms, bathroom and lounge.

Lounge

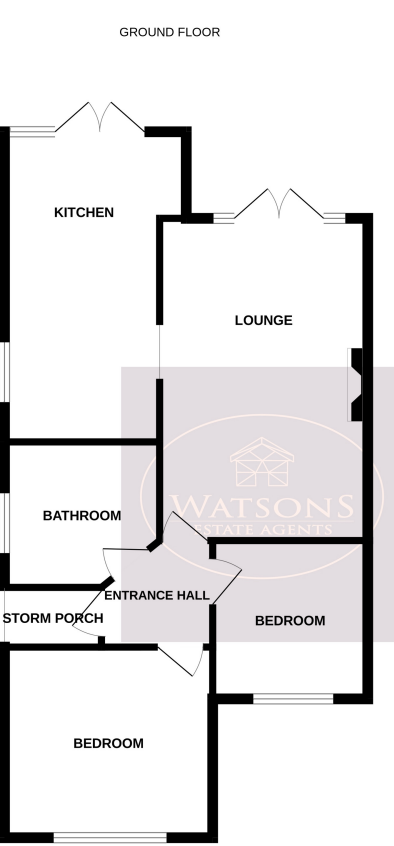
5.53m x 3.54m (18' 2" x 11' 7") Laminate wood flooring, feature fireplace with log burner, open access to the kitchen, radiator and uPVC French doors to rear garden.

Kitchen

5.16m x 3.51m (16' 11" x 11' 6") A range of matching wall and base units with work surfaces incorporating a Belfast style. Integrated appliances including range cooker, plumbing for washing machine & dishwasher and space for fridge freezer. UPVC double glazed window to the side, radiator, tiled flooring, ceiling spotlights and French doors to the rear garden.

Bedroom 1

3.62m x 3.11m (11' 11" x 10' 2") UPVC double glazed window to the front, laminate wood flooring 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.
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Bedroom 2

2.78m x 2.55m (9' 1" x 8' 4") UPVC double glazed window to the front and radiator.

Bathroom

White three piece suite comprising wc, pedestal sink and panel bath with mains fed shower over. Obscured uPVC double glazed window to the side, chrome heated towel rail, tiled flooring, tiled walls and ceiling spotlights.

Outside

To the front of the property is a tarmacadam driveway leading to a timber gate giving access to the entrance door and rear garden. To the side of the driveway is a large gravel area with timber borders; palisaded by timber fencing. The rear garden features a continuation of the tarmacadam driveway, a paved patio seating area, turfed lawn and brick outbuilding.

*** AGENT NOTE ***

AGENT NOTE: The seller has provided us with the following information; the gas boiler is located in the kitchen and is five years old.