

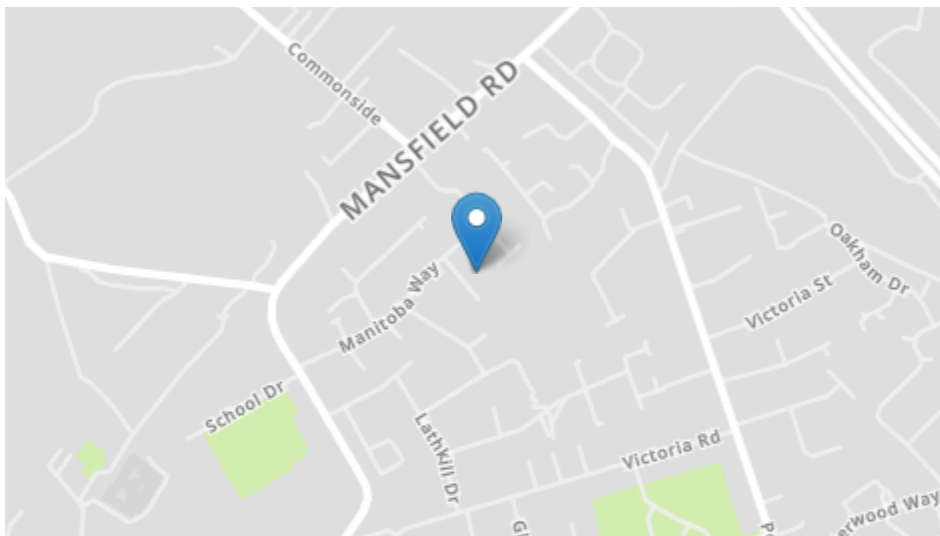
Ontario Drive, Selston, NG16 6GR

Offers Over £170,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Semi Detached Bungalow
- 3 Bedrooms
- Spacious Lounge
- Driveway & Garage
- Walking Distance To Amenities
- Ease Of Access to M1
- In Need of Modernisation
- 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 - 26868239

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



*** LIFE ON ONE LEVEL *** This 3 bedroom bungalow in the popular village of Selston comes to the market with NO UPWARD CHAIN. The property in brief comprises of an entrance hall, spacious lounge, fitted kitchen, inner hall three piece bathroom suite, three bedrooms and a conservatory to the rear. To the outside a front garden with driveway providing ample off road parking leading to the garage and to the rear an enclosed rear garden. Ontario Drive is located within the popular village of Selston where you will find a variety of family friendly pubs, sought after schools 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.

Entrance Hall

Entrance door to the side, open to the lounge.

Lounge

5.27m x 3.98m (17' 3" x 13' 1") UPVC double glazed window to the front and radiator. Doors to the kitchen and inner hall.

Kitchen

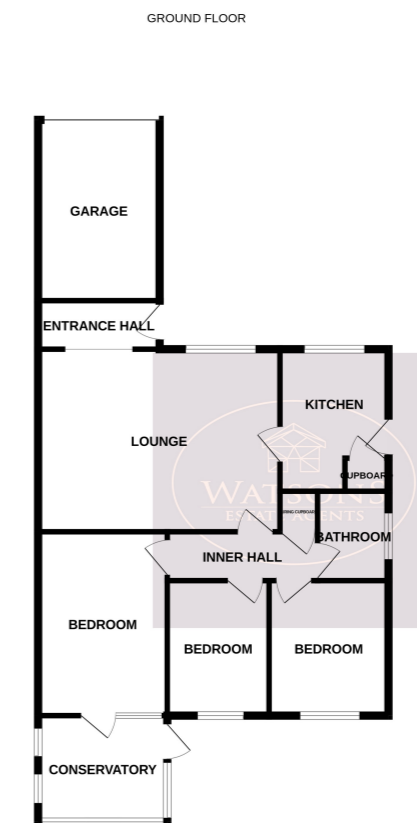
3.08m x 2.36m (10' 1" x 7' 9") A range of matching wall & base units, work surfaces incorporating a sink & drainer unit. Space for cooker, plumbing for washing machine, storage cupboard, uPVC double glazed window to the front and door to the side.

Conservatory

2.78m x 2.25m (9' 1" x 7' 5") Brick & uPVC double glazed construction and door to the side leading to the rear garden.

Inner Hall

Airing cupboard, 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 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 (2022)

Bedroom 1

4.0m x 2.82m (13' 1" x 9' 3") UPVC double glazed French doors leading to the rear garden, radiator.

Bedroom 2

2.95m x 2.57m (9' 8" x 8' 5") UPVC double glazed window to the rear and radiator.

Bedroom 3

2.96m x 2.15m (9' 9" x 7' 1") UPVC double glazed window to the rear and radiator.

Bathroom

3 piece suite comprising WC, pedestal sink unit and bath with shower over. Radiator and obscured uPVC double glazed window to the side.

Outside

To the front of the property is a turfed lawn. A tarmac driveway provides ample off road parking and leads to the integral garage with up & over door and power. The rear garden comprises a paved patio, turfed lawn and 2 timber built sheds. The garden is enclosed by timber fencing to the perimeter.