

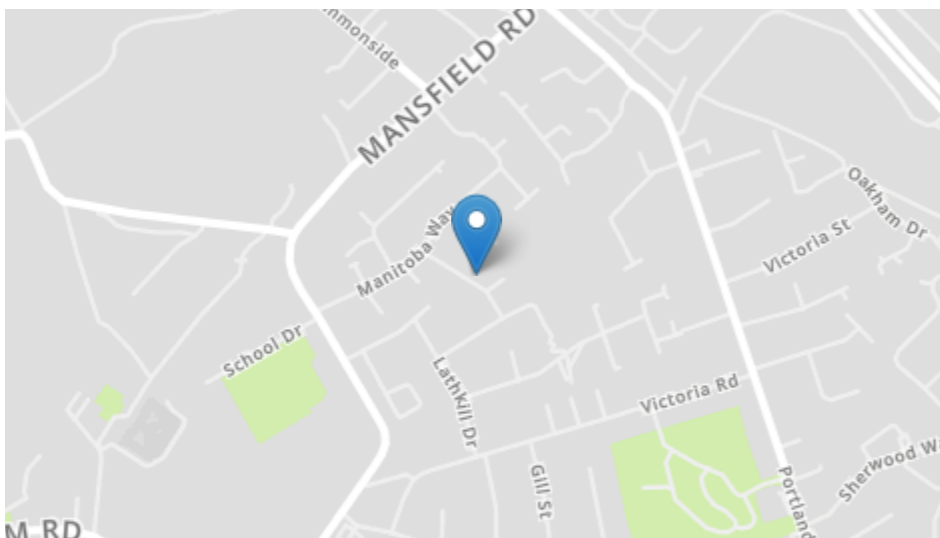
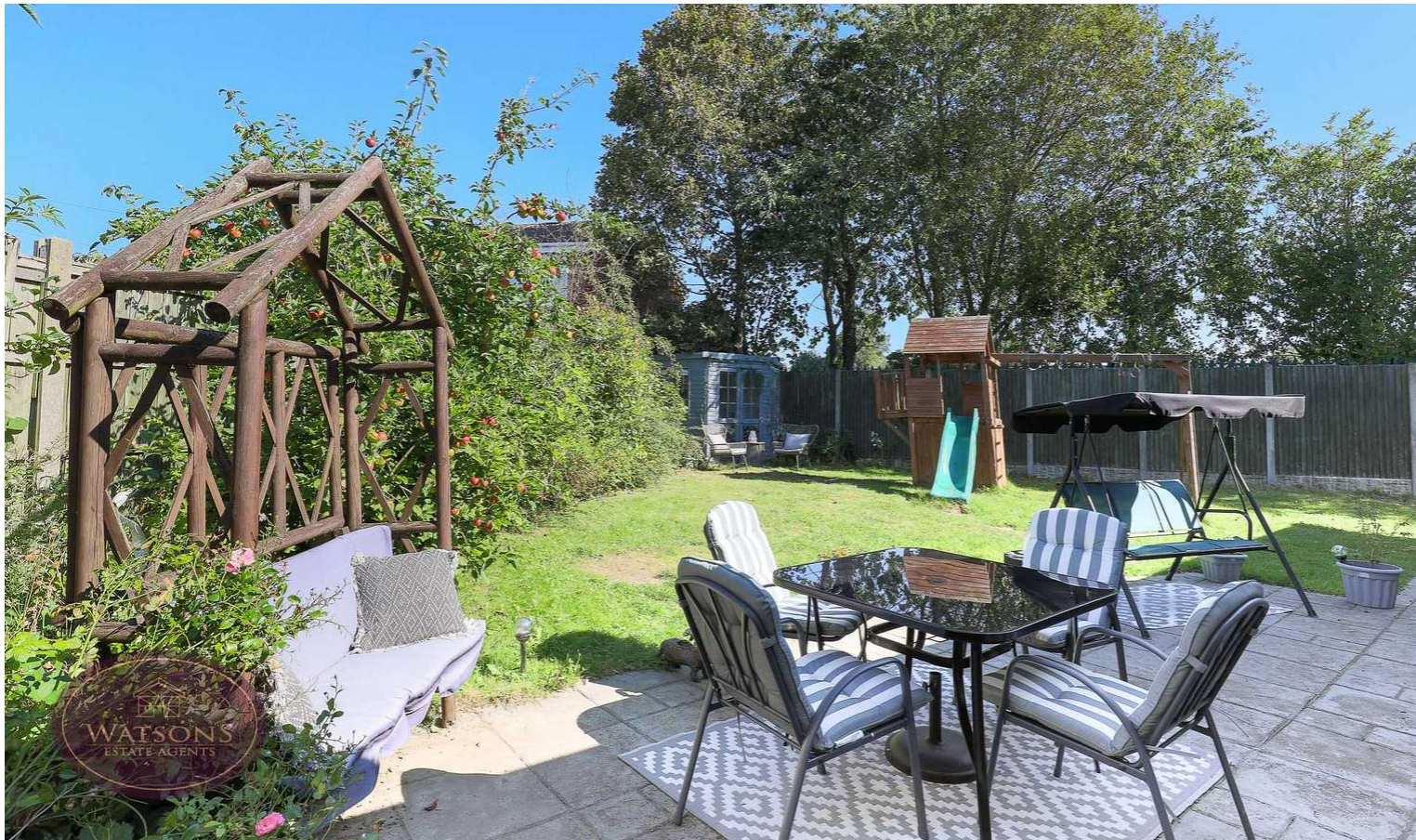
Alberta Avenue, Selston, NG16 6GN

£290,000

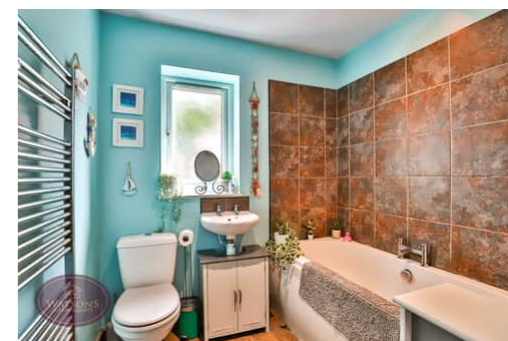


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		89
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	78	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



- Detached Bungalow
- 3 Bedrooms
- 2 Reception Rooms
- En Suite To Primary Bedroom
- Driveway & Detached Garage
- Popular Residential Location Close To Amenities
- Excellent Road & Public Transport Links
- Well Presented Throughout

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 - 26647313

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





\*\*\* A BUNGALOW LIKE NO OTHER! \*\*\* Individually built, tucked away in a quiet cul-de-sac in Selston and well presented throughout, this is a great opportunity to downsize without compromise. The generous accommodation includes premium features and comprises in brief: entrance hall, lounge, dining room, kitchen, 3 bedrooms (en suite to primary) and bathroom. Outside, this plot benefits from a good amount of off street parking (including garage) to the front which also has superb open views, whilst the appealing rear garden offers a nice amount of space to enjoy the summer months without needing too much maintenance. The village location does have some local amenities including shops & schools nearby and Junction 27 of the M1 motorway is within a 10 minute drive. Call our sales team now to arrange a viewing.

#### Storm Porch

#### Entrance Hall

UPVC double glazed entrance door, tiled flooring, radiator, access to the attic (with drop down ladder) and housing the combination boiler, built in storage cupboard and doors to the lounge, kitchen, bedrooms and bathroom.

#### Lounge

5.82m x 3.55m (19' 1" x 11' 8") UPVC double glazed bay window to the front, wood effect laminate flooring, radiator and French doors to the dining room.

#### Dining Room

2.94m x 2.83m (9' 8" x 9' 3") UPVC double glazed French doors to the rear garden, wood effect laminate flooring and radiator.

#### Kitchen

3.54m x 3.26m (11' 7" x 10' 8") A range of matching high gloss wall & base units, work surfaces incorporating a sink & drainer unit. Range cooker with extractor over, plumbing for dishwasher and washing machine, integrated fridge freezer, radiator, ceiling spotlights, tiled flooring, uPVC double glazed window to the rear and door to the rear garden.

#### Primary Bedroom

3.79m x 3.05m (12' 5" x 10' 0") UPVC double glazed window to the front, 2 built in wardrobes, radiator and door to the en suite.

#### En Suite

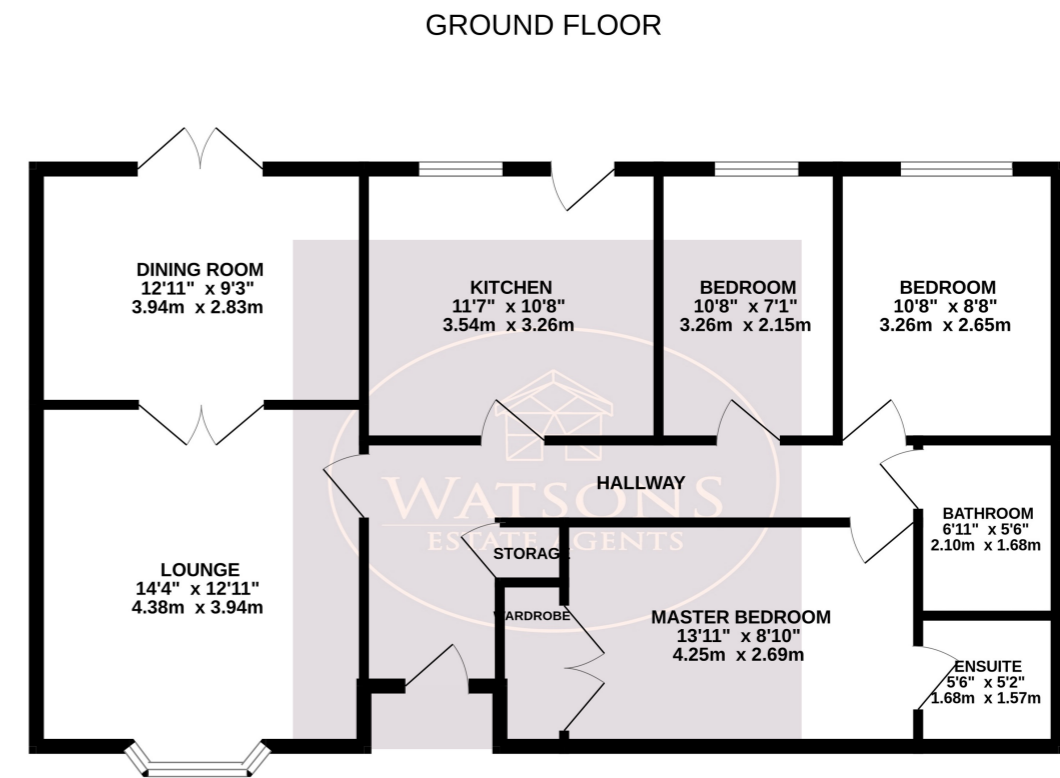
WC, floating sink and corner shower unit with electric shower. Obscured uPVC double glazed windows to the front and side, chrome heated towel rail, extractor fan and ceiling spotlights.

#### Bedroom 2

3.25m x 2.65m (10' 8" x 8' 8") UPVC double glazed window to the rear and radiator.

#### Bedroom 3

3.26m x 2.15m (10' 8" x 7' 1") UPVC double glazed window to the rear 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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