

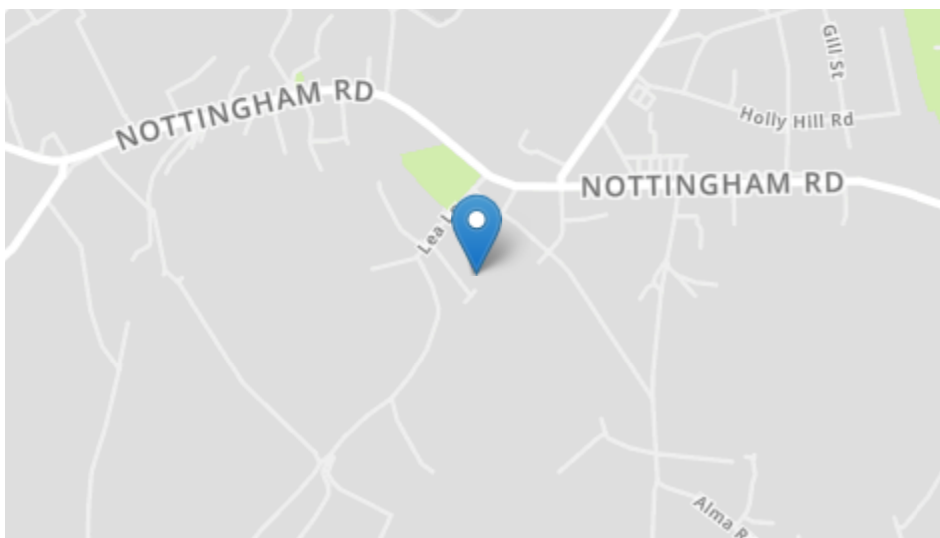
Allens Green Avenue, Selston, NG16 6BZ

Offers Over £200,000

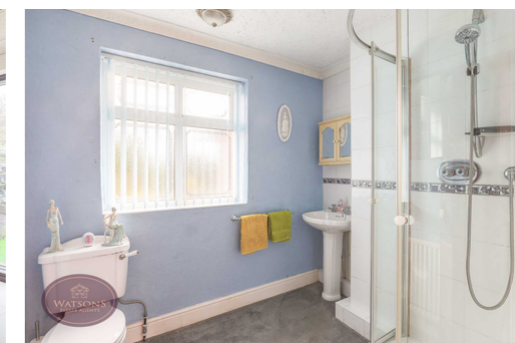


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| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| | | 67 | 84 |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



Our Seller says....

- Detached Bungalow
- 2 DOUBLE Bedrooms
- Open Plan Lounge/Kitchen/Diner
- Low Maintenance Rear Garden
- Walking Distance To Amenities
- Popular Residential Location
- In Need of Modernisation
- No Upward Chain

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 - 26858344

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
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 8am-8pm - 7days



*** SETTLE DOWN IN SELSTON *** This double fronted detached bungalow would be perfect for buyers wanting to downsize without compromising on living space. Available with no upward chain, the property accommodation in brief comprises spacious entrance hall, two double in size bedrooms, fitted shower room, side hall, storage rooms and lastly the hub of the bungalow the open plan lounge, dining room and kitchen areas giving that spacious feeling. To the outside a front and rear landscaped gardens being enclosed and being positioned on a quiet cul de sac. Selston is popular for its proximity to the countryside and is just a few minutes drive from Junction 27 of the M1 motorway. Nearby amenities include a post office, public house, restaurant and supermarket.

Entrance Hall

Entrance door to the front, radiator, access to the attic (partly boarded) and doors to all rooms

Lounge Area

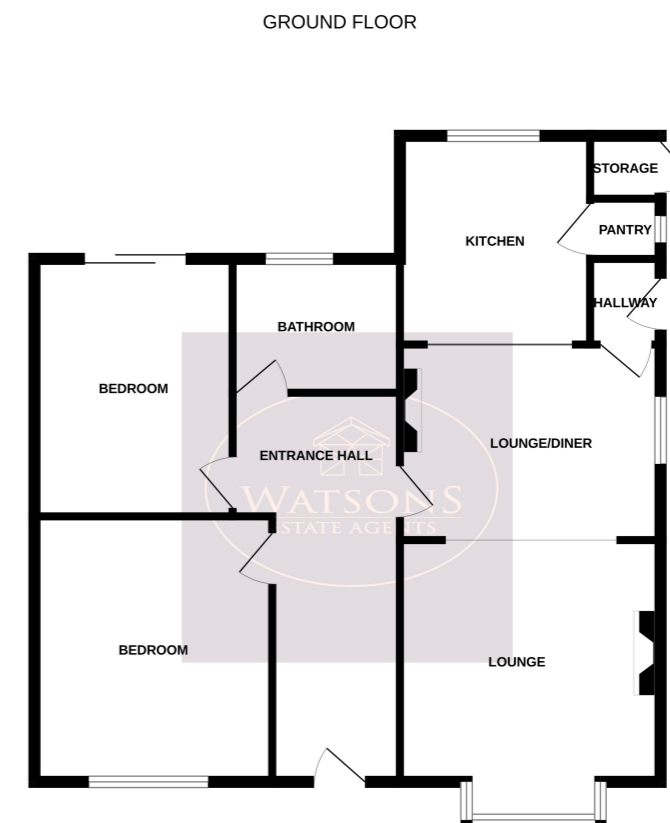
4.51m x 3.87m (14' 10" x 12' 8") UPVC double glazed bay window to the front, radiator, wooden fire place surround with inset space for fire. Archway through to the dining area and door to the side hall.

Dining Area

3.27m x 2.89m (10' 9" x 9' 6") UPVC double glazed window to the side, radiator and feature fire place with ornate tiles. Open to the kitchen area.

Kitchen Area

2.95m x 1.97m (9' 8" x 6' 6") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Space for cooker, plumbing for washing machine & dishwasher, uPVC double glazed window to the rear. Door to the pantry with uPVC double glazed window to the side.



Side hall

Door to the side.

Bedroom 1

3.74m x 3.51m (12' 3" x 11' 6") UPVC double glazed window to the front and radiator.

Bedroom 2

3.79m x 2.97m (12' 5" x 9' 9") UPVC double glazed sliding patio doors leading to the rear garden and radiator.

Shower Room

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle. Radiator and obscured uPVC double glazed window to the rear.

Outside

To the front of the property is a turfed lawn. The rear garden comprises a paved patio, turfed lawn, flower bed borders with a range of plants & shrubs and timber built shed. The garden is enclosed by timber fencing to the perimeter with gated access both sides.