

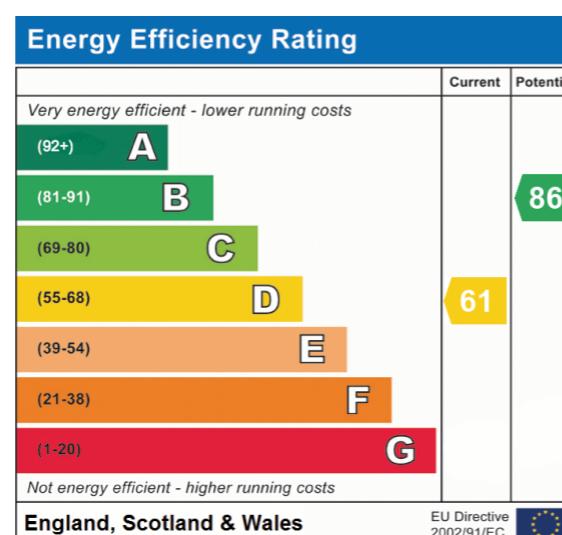
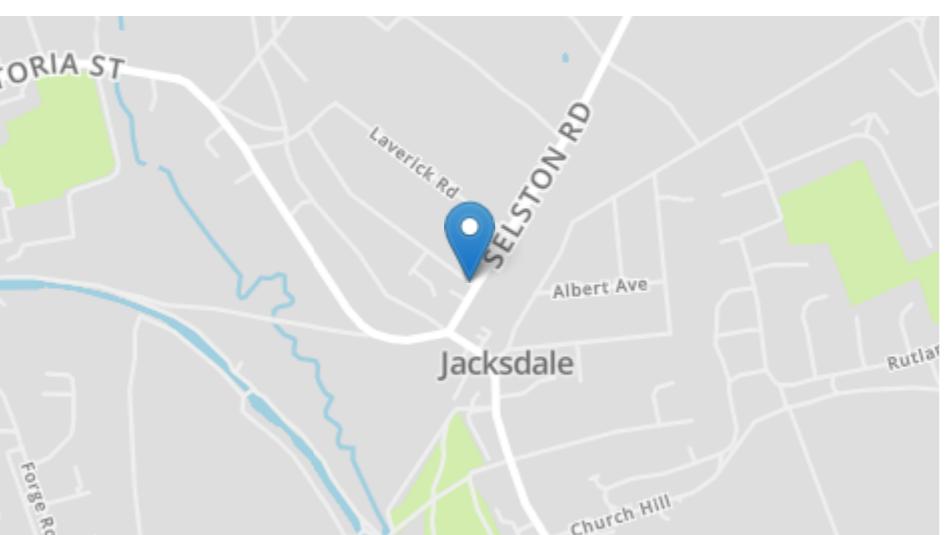
Selston Road, Jacksdale, NG16 5LF

Offers Over £150,000



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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](mailto:mail@watsons-residential.co.uk)

Ref - 28593998

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](http://www.watsons-residential.co.uk)

- End Terrace Home
- 2 Bedrooms
- Separate Lounge & Dining Room
- Fitted Kitchen
- Modern Family Bathroom
- Driveway, Garage & Low Maintenance Garden to the Rear
- Amenities & Transport Links Within Walking Distance
- Ideal First Home or Investment
- No Upward Chain

Our Seller says....





\*\*\* SIMPLY PUT, SELSTON ROAD IS A GREAT BUY! \*\*\* NO FORWARD CHAIN \*\*\* Boasting a private driveway and being located in the desirable village of Jacksdale this charming 2 bedroom end terrace home is a great buy for either a first time buyer or investor as it is ready to move into or rent out! The property has been re-furbished recently and boasts 2 reception rooms, fitted kitchen, 2 bedrooms and a re-fitted bathroom. Outside are front and rear gardens and a private driveway to the rear off Franklin Street. Call us today to book your viewing!

## Ground Floor

### Lounge

3.76m x 3.37m (12' 4" x 11' 1") UPVC double glazed windows and entrance door to the front, radiator and door to the inner hall.

### Inner Hall

Doors to the lounge and dining room, stairs to the first floor.

### Dining Room

3.8m x 3.37m (12' 6" x 11' 1") UPVC double glazed window to the rear, radiator, under stairs storage cupboard and open to the kitchen.

### Kitchen

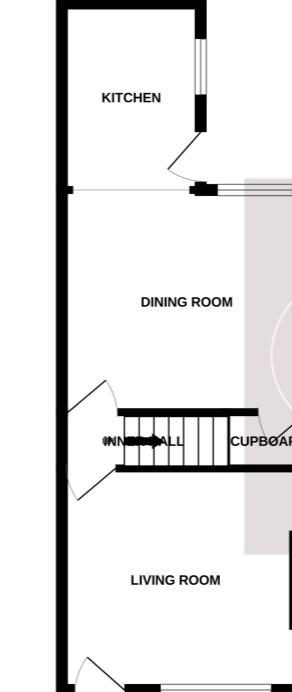
2.93m x 1.94m (9' 7" x 6' 4") A range of matching wall & base units with worksurfaces incorporating an inset stainless steel sink & drainer unit. Integrated appliances including electric oven and gas hob with extractor over. Space for fridge freezer, plumbing for washing machine and wall mounted combination boiler. UPVC double glazed window and door to the side.

### First Floor

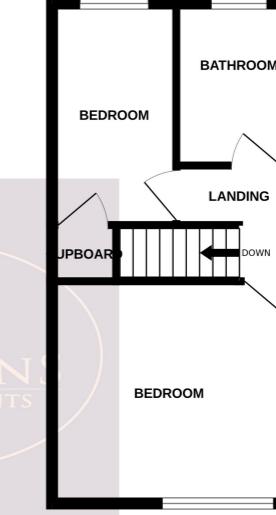
### Landing

Doors to both bedrooms and the bathroom.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 not be used for any proposed development. The dimensions shown are not to be relied upon and no guarantee is given as to their operability or efficiency can be given.  
Made with Meriton 02025.

### Bedroom 1

3.76m x 3.34m (12' 4" x 10' 11") UPVC double glazed window to the front and radiator.

### Bedroom 2

3.39m x 1.81m (11' 1" x 5' 11") UPVC double glazed window to the rear, radiator and built in storage cupboard.

### Bathroom

White 3 piece suite comprising wc, vanity sink unit with storage and panelled bath. Chrome heated towel rail and obscured uPVC double glazed window to the rear.

### Outside

The front garden is palisaded by brick wall with wrought iron gate to the front, providing access. The rear is enclosed by brick wall and comprises paved patio seating area, turfed lawn, flower bed border with a range of plants and shrubs, tarmacadam driveway providing off road parking and detached garage with double doors.