

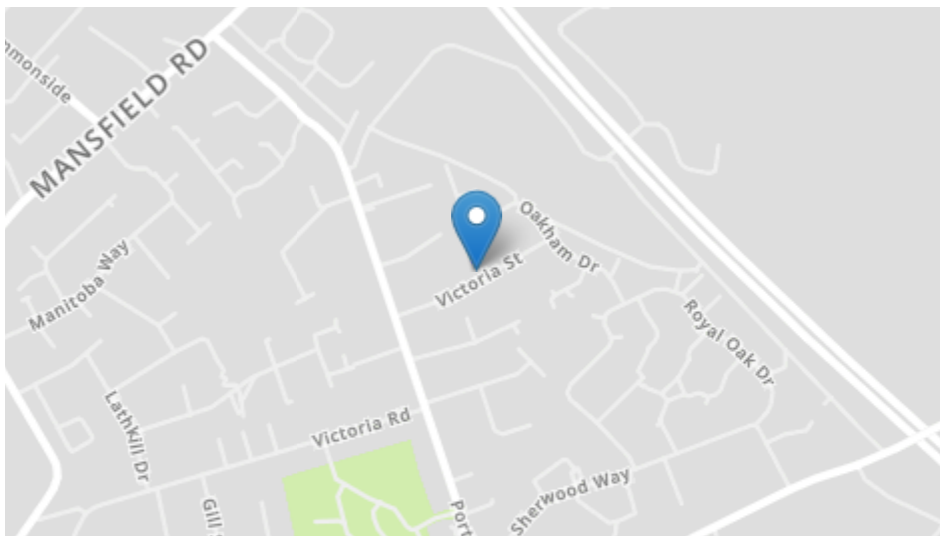
Victoria Street, Selston, NG16 6AX

Offers Over £250,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(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 Family Home
- 3 Bedrooms
- Large Bathroom
- Utility Room
- Off Road Parking
- Excellent Road & Public Transport Links
- Ease Of Access To M1
- No Upward Chain

Our Seller says....
 "A very warm and cosy house. I was always in love with the nature garden."

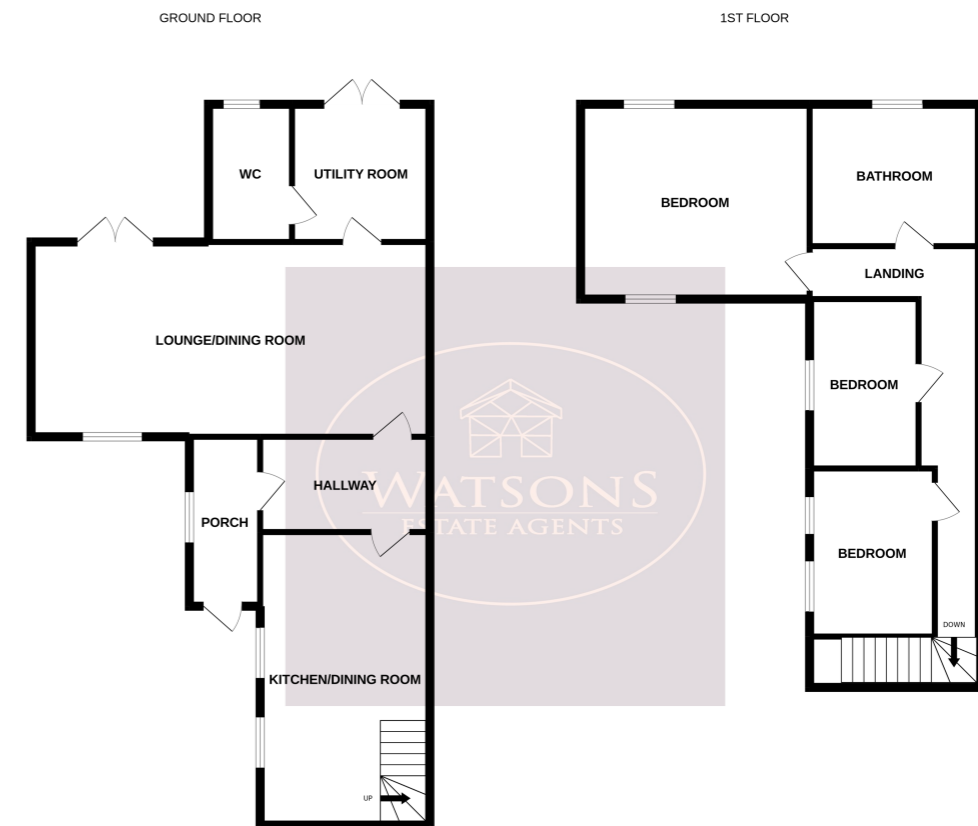
want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 25180509

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

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 8am-8pm - 7days



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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***** CHARACTER, CHARM & CONVENIENCE ***** This charming and characterful semi detached house is located in a village location and is offered for sale with the benefit of NO UPWARD CHAIN. The property in brief comprises to the ground floor; entrance porch, entrance hallway, lounge with French doors to the rear leading out to the rear garden, fully fitted dining kitchen, utility room and WC. To the first floor landing giving access to three bedrooms and a large four piece family bathroom. To the outside a front garden with driveway providing off road parking and to the rear an enclosed landscaped garden with patio and lawn areas.

Ground Floor

Porch

UPVC double glazed window to the side, uPVC double glazed door to the front. Door to the entrance hall.

Entrance Hall

Doors to the lounge and dining kitchen, radiator.

Lounge

7.95m x 3.85m (26' 1" x 12' 8") UPVC double glazed window to the front, radiator, wooden floor, feature fire place. UPVC double glazed French doors to the rear garden. Door to the utility area.

Dining Kitchen

5.81m x 3.35m (19' 1" x 11' 0") A range of matching wall & base units, work surfaces incorporating an inset Belfast sink. Space for Range style cooker with extractor over. Plumbing for dishwasher, 2 radiators. Tiled flooring, 2 uPVC double glazed windows to the side. Stairs to the first floor.

Utility Room

A range of matching wall & base units, plumbing for washing machine, uPVC double glazed window to the rear and French doors to the rear garden.

First Floor

Landing

Doors to all bedrooms and bathroom.

Bedroom 1

4.57m x 3.97m (15' 0" x 13' 0") UPVC double glazed windows to the front and rear. Radiator.

Bedroom 2

4.30m x 2.46m (14' 1" x 8' 1") 2 uPVC double glazed windows to the side and radiator.

Bedroom 3

3.36m x 2.15m (11' 0" x 7' 1") UPVC double glazed window to the side and radiator.

Bathroom

4 piece suite in white comprising WC, wall mounted sink, bath and shower cubicle. Obscured uPVC double glazed window to the rear, chrome heated towel rail and radiator.

Outside

To the front of the property is a brick paved driveway offering ample off road parking. The rear garden offers a good level of privacy and comprises a paved patio, a well maintained lawn, timber built shed and summer house. The garden is enclosed by timber fencing to the perimeter with gated access to the side.