



Offers Over £205,000

ALMA ROAD | SELSTON | NOTTINGHAM | NG16 6BJ



A GREAT OPPORTUNITY!!... Welcome to Alma Road, this property presents you with a charming location, only a short distance from local amenities and schools. This property is currently occupied by a tenant allowing you to create your very own investment portfolio. With three bedrooms spread across three storeys. Let's take a look inside...

On entry you will find a spacious hallway offering access to a handy downstairs WC. On the left you will find the kitchen which comes complete with a range of matching cabinets, ample worktop space and integrated appliances. Moving through to the living room you will find a warm and cosy space complemented by double doors. Flowing from here into the conservatory, you are greeted with a versatile room to make your own.

Outside of this property is all you could ever need, comprising of a private driveway to the front along and a patio seating area to the rear. Don't miss out, call today to arrange a viewing!





Entrance Hallway

Accessed from the side of the property, leading into;

WC

Fitted with a hand wash basin and low flush WC.

Kitchen 8'7" x 13'1"

Complete with a range of matching cabinets, inset sink and drainer, integrated appliances and a window to the front elevation.

Living Room 11'5" x 13'1"

Spacious room fitted with double doors opening to the conservatory.

Conservatory 9'10" x 11'10"

Light and airy room with surrounding windows and patio doors to the rear.

Landing

With a window to the side elevation and further access to;

Bedroom Two 11'6" x 13'1"

With carpeted flooring, central heating radiator and a window to the rear elevation.

Bedroom Three 8'9" x 13'1"

With carpeted flooring, central heating radiator and a window to the front elevation.

Bathroom 9'6"

Three piece suite including a hand wash basin, low flush WC and a bath with overhead shower. With a window to the side elevation.

Landing

Further access to;



Bedroom One 12'3" x 13'2"

With carpeted flooring, central heating radiator and a velux window.

Bathroom 6'7" x 6'8"

Three piece suite comprising of a hand wash basin, low flush WC and a bath. With a velux window.

Outside

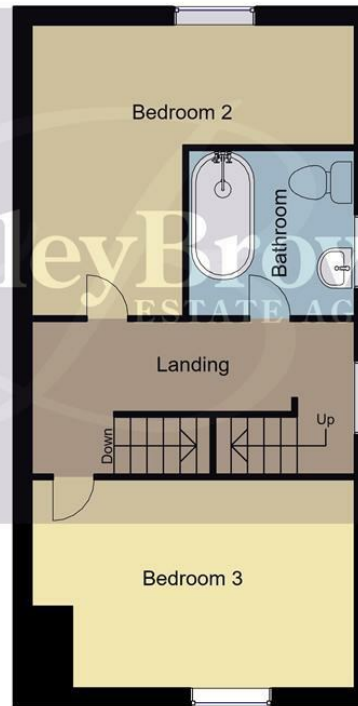
The front of the property boasts a private driveway allowing for off road parking. Low maintenance garden presented with a raised patio seating area and decorative gravel.



Ground Floor
50 sq.mt / 538.19 sq.ft
Approx



First Floor
37 sq.mt / 398.26 sq.ft
Approx



Room-In-Roof
31 sq.mt / 333.68 sq.ft
Approx



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		79	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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