# HoldenCopley PREPARE TO BE MOVED

Inkerman Street, Selston, Nottinghamshire NGI6 6BQ

Offers Over £135,000

# NO UPWARD CHAIN...

This charming two-bedroom mid-terraced house, offered with no upward chain, is nestled in the highly sought-after village of Selston. The property boasts convenient access to local shops, picturesque countryside, and excellent transport links to the City Centre. Inside, the home features a welcoming reception room and a spacious kitchen diner, perfect for both everyday living and entertaining. The upper level includes two generously sized double bedrooms and a stylish three-piece bathroom suite. Outside, the front of the property offers a driveway providing off-road parking, access to the garage, a lawn, a paved patio area, and a variety of plants and shrubs. To the rear, you'll find a garden with a patio seating area, ideal for outdoor relaxation, and access to a useful outhouse.

MUST BE VIEWED!







- Mid-Terraced House
- Two Bedrooms
- Reception Room
- Kitchen Diner
- Stylish Bathroom
- Driveway & Garage
- Enclosed Garden
- No Upward Chain
- Sought-After Location
- Must Be Viewed

# GROUND FLOOR

### Living Room

# II\*7" × I0\*0" (max) (3.55m × 3.07m (max))

The living room has wooden flooring, a radiator, ceiling beams, an open fireplace with a decorative surround, a UPVC double-glazed bow window to the front elevation and a single UPVC door providing access into the accommodation.

# Kitchen/Diner

20\*8" x II\*8" (max) (6.3lm x 3.58m (max))

The kitchen diner has a range of fitted base and wall units with rolled-edge worktops, a sink with a drainer and swan neck mixer tap, an integrated oven & gas hob, partially tiled walls, a wall-mounted boiler, tiled flooring, a dado rail, a recessed chimney breast alcove, ceiling coving, carpeted stairs, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access to the rear garden.

### FIRST FLOOR

# Landing

l3\*9" x 8\*5" (max) (4.20m x 2.58m (max)) The landing has wooden flooring and access to the first floor accommodation.

#### Master Bedroom

II\*8" × IO\*2" (max) (3.57m × 3.10m (max)) The main bedroom has wooden flooring, a radiator and a UPVC double-glazed window to the front elevation.

#### Bedroom Two

10\*5" × 8\*7" (max) (3.18m × 2.63m (max))

The second bedroom has carpeted flooring, a radiator, an in-built storage cupboard and a UPVC double-glazed window to the rear elevation.

# Bathroom

9\*2" × 5\*4" (2.80m × 1.63m )

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a shower fixture, a radiator, partially tiled walls, vinyl flooring and a UPVC double-glazed obscure window to the side elevation.

## OUTSIDE

# Front

To the front of the property is a driveway providing off-road parking, access to the garage, a lawn, a paved patio area, plants and shrubs and fence panelling boundaries

# Garage

8\*10" × 17\*4" (appox) (2.70m × 5.30m (appox)) The garage provides storage space,

#### Rear

To the rear of the property is an enclosed garden with a paved patio area and access to the outhouse.

### Outhouse

7°2" × 4°8" (2.19m × 1.43m ) The outhouse has a convenient outdoor storage space.

# ADDITIONAL INFORMATION

Electricity – Mains Supply Water – Mains Supply Heating – Gas Central Heating – Connected to Mains Supply Septic Tank – No Broadband – Virgin Media, Openreach Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mpbs & Highest upload speed at 100Mbps Phone Signal – Good coverage of Voice 4G - Some coverage of 5G Sewage – Mains Supply Flood Risk – No flooding in the past 5 years Flood Defenses – No Non-Standard Construction – No Any Legal Restrictions – No Other Material Issues – No

#### DISCLAIMER

Council Tax Band Rating - Ashfield District Council - Band A This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following: Property Tenure is Freehold

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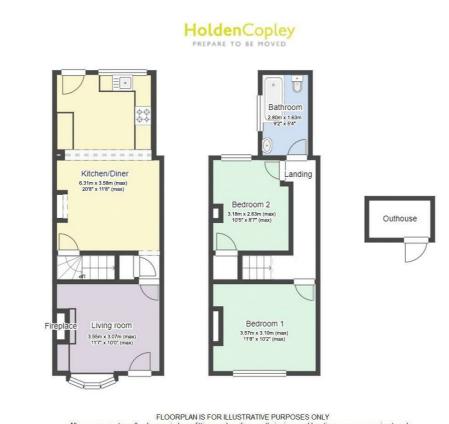












FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale. © HoldenCopley

# **Oll56 972 972** 33A High Street, Hucknall, Nottingham, NGI5 7HJ hucknalloffice@holdencopley.co.uk www.holdencopley.co.uk

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