

HoldenCopley

PREPARE TO BE MOVED

Inkerman Street, Selston, Nottinghamshire NG16 6BQ

Guide Price £125,000

GUIDE PRICE £125,000 - £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

11'7" x 10'0" (max) (3.55m x 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 11'8" (max) (6.31m 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

13'9" x 8'5" (max) (4.20m x 2.58m (max))

The landing has wooden flooring and access to the first floor accommodation.

Master Bedroom

11'8" x 10'2" (max) (3.57m x 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" x 8'7" (max) (3.18m x 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" x 5'4" (2.80m x 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" x 17'4" (approx) (2.70m x 5.30m (approx))

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" x 4'8" (2.19m x 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 1000Mbps & 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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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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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.
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