

HoldenCopley

PREPARE TO BE MOVED

Nottingham Road, Selston, Nottinghamshire NG16 6BX

Guide Price £300,000

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GUIDE PRICE: £300,000 - £350,000

NO UPWARD CHAIN...

Nestled in the heart of a desirable village, this well-maintained three-bedroom detached home is tucked away on a quiet private lane. Set on a generous third-of-an-acre plot, it offers spacious accommodation and excellent potential for modernisation. Perfect for families or anyone looking to put their own stamp on a property, this home is conveniently located close to local shops, good transport links, and great schools. The ground floor features an entrance, a generous living room that flows seamlessly into the dining area, a fitted kitchen, a convenient W/C, and an integral garage. Upstairs, three well-proportioned bedrooms are accompanied by a three-piece family bathroom, with access to a boarded loft for additional storage. Situated on an expansive plot, the property is set back from the road and accessed via a driveway, leading to a large front garden with two neatly maintained lawns, mature shrubs, and trees, offering ample off-road parking. The rear garden is a private haven, boasting a spacious patio, a well-kept lawn, mature greenery and a useful shed. With its fantastic location, sizeable plot, and great potential, this property presents an exciting opportunity to create a wonderful family home.

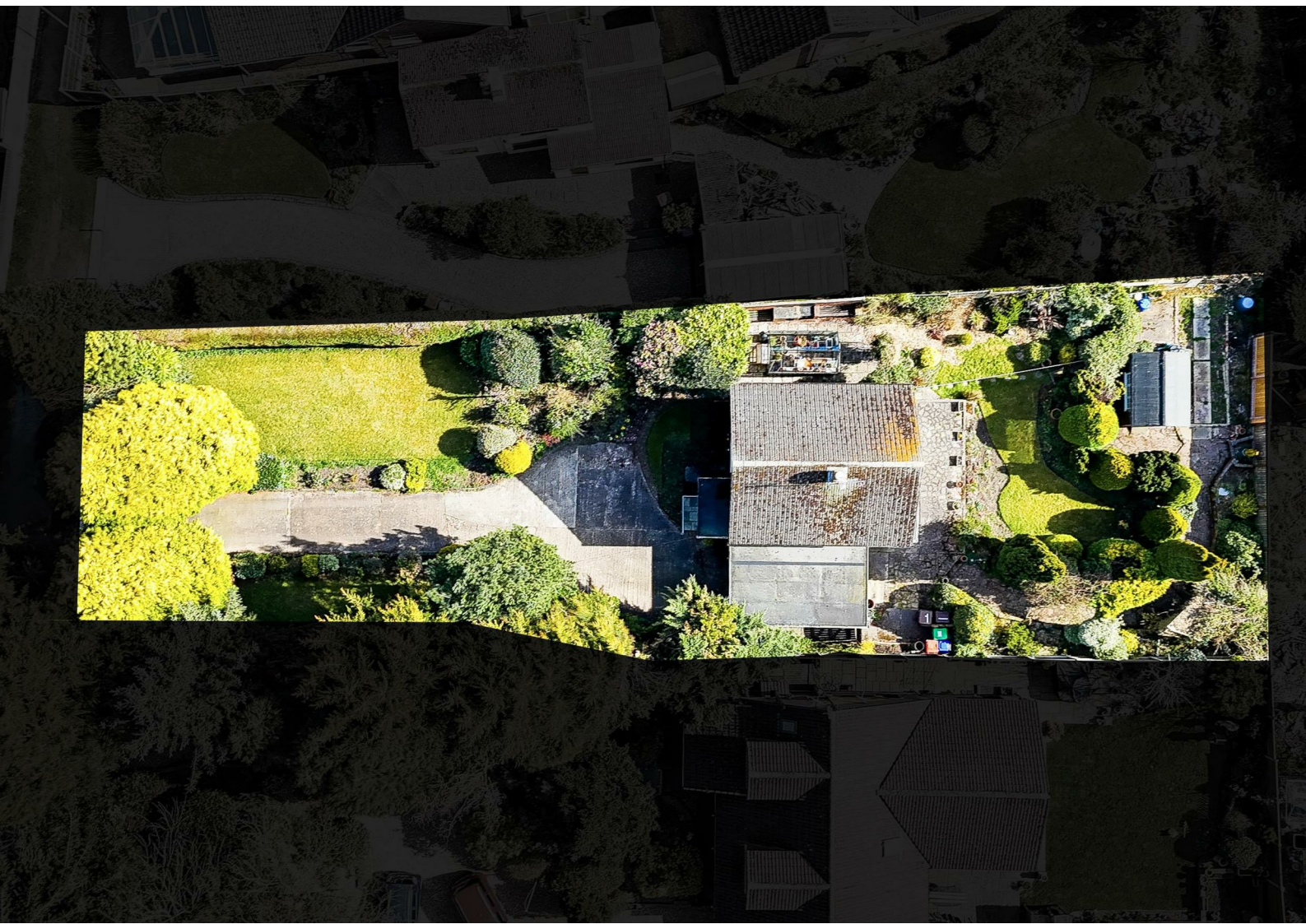
MUST BE VIEWED





- Detached House
- Three Bedrooms
- Spacious Reception Room
- Well Appointed Fitted Kitchen
- Ground Floor W/C
- Three Piece Bathroom Suite
- Integral Garage & Driveway
- Large Private Gardens Both Front & Rear
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Entrance

6'7" x 4'4" (2.01 x 1.33)

The entrance has UPVC double-glazed windows to the front and side elevation, carpeted flooring, a wall-mounted light fixture and a single UPVC door providing access into the accommodation.

Living Room

18'8" x 11'8" (5.71 x 3.58)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring and stairs, a radiator, a feature fireplace with a brick surround, a wooden panelled wall, coving and open access into the dining room.

Dining room

10'2" x 9'10" (3.12 x 3.01)

The dining room has carpeted flooring, a radiator, a wooden panelled wall, coving and a UPVC sliding patio door providing access out to the garden.

Kitchen

11'2" x 7'11" (3.41 x 2.43)

The kitchen has a range of fitted base and wall units with worktops, an integrated double oven and fridge, a gas hob, a sink and a half with a drainer and a swan neck mixer tap, a radiator, partially tiled walls, a built-in cupboard and a UPVC double-glazed window to the rear elevation.

Passage

10'5" x 2'11" (3.18 x 0.91)

The passage has tiled flooring, access into the garage and a single wooden door providing access out to the garden.

W/C

7'8" x 2'9" (2.35 x 0.85)

This space has a low level flush W/C, a wash basin with fitted storage, tiled flooring, a wall-mounted electric heater and a UPVC double-glazed window to the front elevation.

Garage

19'4" x 9'3" (5.91 x 2.84)

The garage has fitted base and wall units with a worktop, space and plumbing for a washing machine, space for a tumble dryer and freezer, tile-effect flooring, lighting, a wall-mounted boiler, a window to the rear elevation and an up and over garage door.

FIRST FLOOR

Landing

8'1" x 7'11" (2.47 x 2.43)

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, access into the boarded loft via a drop-down ladder and provides access to the first floor accommodation.

Master Bedroom

11'6" x 10'8" (3.51 x 3.26)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a built-in wardrobe with over the head cupboards and coving.

Bedroom Two

9'10".49'2" x 9'4" (3.15 x 2.86)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, a built-in wardrobe with over the head cupboards and coving.

Bedroom Three

7'1" x 6'10" (2.16 x 2.09)

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring and coving.

Shower Room

7'11" x 5'10" (2.42 x 1.78)

The shower room has a low level flush W/C, a pedestal wash basin, a walk in shower enclosure with a mains-fed shower, carpeted flooring, tiled walls, a radiator, an extractor fan, coving and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front is a driveway, two lawns, mature shrubs and trees, a single door and a single iron gate providing rear access.

Rear

To the rear is a private garden with a patio, a lawn, mature shrubs and trees and a shed.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 10000 Mbps (Highest available download speed)

10000 Mbps (Highest available upload speed)

Phone Signal – All 4G & some 3G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating – Ashfield District Council - Band D

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.

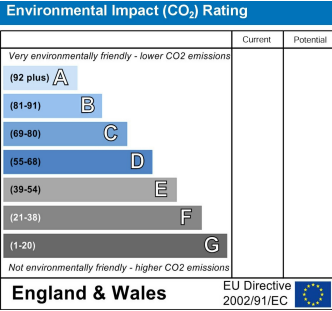
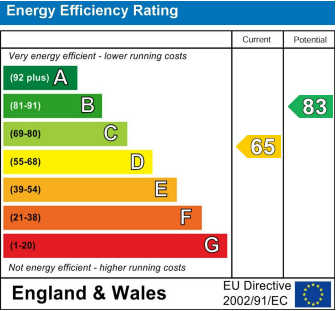
The vendor has advised the following:

Property Tenure is Freehold

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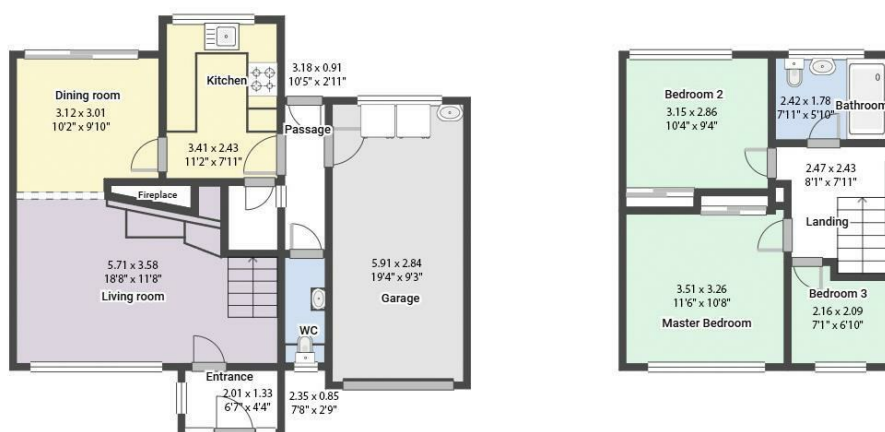
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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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