



**8 Allens Green Avenue**  
**Selston, Nottinghamshire NG16 6BZ**  
**£205,000**

- A TWO BEDROOM DETACHED BUNGALOW, FOR SALE WITH NO UPWARD CHAIN.
- ENTRANCE PORCH AND HALLWAY, WITH BI-FOLD LADDER TO THE CONVERTED LOFT.
- KITCHEN WITH A RANGE OF FITTED UNITS AND ALSO HAVING WALK-IN PANTRY.
- FULLY TILED BATHROOM WHICH FEATURES THREE-PIECE WHITE SUITE.
- THERE IS A DRIVEWAY, WHICH PROVIDES ACCESS TO THE SINGLE GARAGE. INTEGRAL OUTBUILDING, HOUSING THE COMBINATION BOILER.
- REQUIRING GENERAL UPGRADING BUT INCLUDES GCH AND DOUBLE GLAZING.
- LOUNGE/DINING ROOM TO THE REAR, HAVING PATIO DOORS TO THE GARDEN.
- MAIN BEDROOM AND SECOND BEDROOM, MORE RECENTLY USED AS A DINING ROOM.
- THE PROPERTY HAS A GARDEN TO THE FRONT AND A PRIVATE, SOUTH-EAST FACING REAR.
- WELL REGARDED, CUL-DE-SAC LOCATION, WITH AN EARLY VIEWING BEING ADVISED.

## VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email [sales@temple-estates.co.uk](mailto:sales@temple-estates.co.uk)

## DIRECTIONS:

From Mansfield, proceed onto the A38 Sutton Road. At Kings Mill Hospital, take the left hand lane onto Kings Mill Road East. After approximately two miles, turn left onto Sutton Road and at the mini island head onto Church Street. Some three miles later, turn right onto Nottingham Road and then left onto Lea Lane. Finally, left onto Allens Green Avenue.

## ACCOMMODATION COMPRISES:

### ENTRANCE PORCH

UPVC double glazed door and side panel. Internal door through to the garage.

### HALLWAY

Two radiators. Access to the loft space, via a bi-fold ladder. The loft space has been partially converted and measures 21'4 x 11'1. We are not aware that building regulation approval was previously granted and, accordingly, we are not classing this as a room. It does have though a UPVC window.

### BEDROOM ONE

**13'6 x 10'10 (4.11m x 3.30m)**

UPVC bay window to the front, with curved radiator.



### BEDROOM TWO

**11'3 x 9'3 (3.43m x 2.82m)**

This currently opens directly into the hallway, having been used by the current owners as either an office or separate dining room. Radiator.



### BATHROOM

Three piece white suite comprising panelled bath, wash hand basin and WC. Full tiling to the walls, upright radiator and UPVC window.



### KITCHEN

**10'2 x 7'5 (3.10m x 2.26m)**

Fitted with base and eye level units, work surfaces and inset sink unit with single drainer. Radiator. UPVC double glazed door and window to the side aspect. Walk-in pantry.



## **LOUNGE/ DINING ROOM**

**18' x 11'10 (5.49m x 3.61m)**

Narrowing to 10'0. Including stone fireplace and plinths. Two radiators. Double glazed patio doors to the rear.



**AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

### **AS WITH ALL OUR PROPERTIES**

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. MA5698/28/8/24

## **OUTSIDE**

There is a garden to the front and driveway leading to the garage. The garage measures 19'5 x 7'7 (5.92m x 2.31m) and has electric up and over door, light and power. There is a private, south-east facing rear garden, which includes patio and gravelled areas.

Integral outbuilding housing the combination boiler.



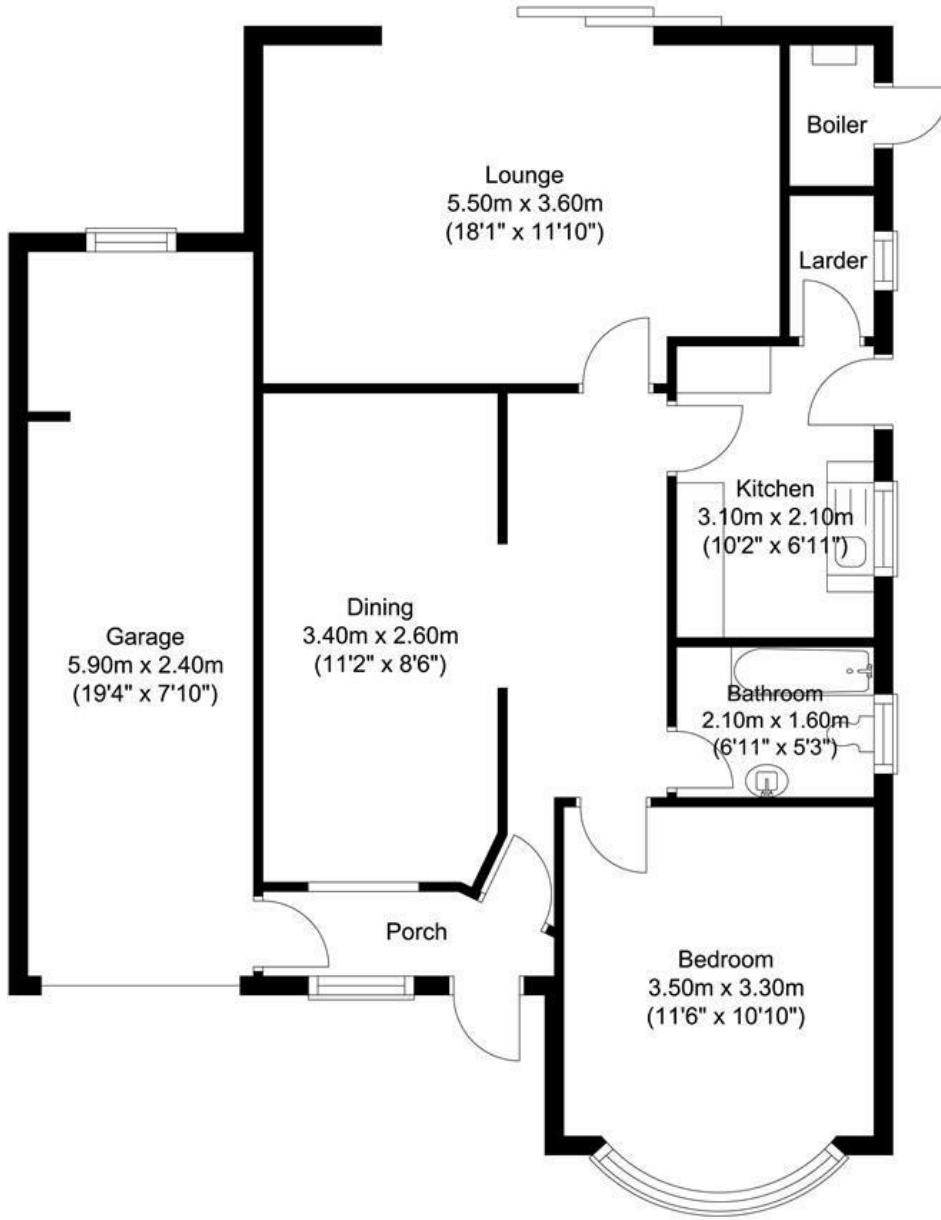
The property is in council tax band C (Ashfield District Council).

## **MONEY LAUNDERING**

under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

## **FINANCIAL ADVICE**

we offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. **YOUR HOME IS**



GROUND FLOOR

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	<b>59</b>
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	<b>81</b>

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

