



7 Chapel Street
Selston, Nottinghamshire NG16 6AZ
£120,000

- A TWO BEDROOM SEMI DETACHED HOUSE, ON A PRIVATE UNMADE ROAD
- COMBINATION BOILER, UPVC DOUBLE GLAZING AND EXTERNAL INSULATION
- REAR RECEPTION ROOM, LEADING TO FITTED KITCHEN AND BREAKFAST AREA
- HARDSTANDING TO THE FRONT, POTENTIALLY LARGE ENOUGH FOR A SMALL CAR TO BE PARKED
- SECLUDED POSITION, YET CLOSE TO THE LOCAL AMENITIES AVAILABLE IN SELSTON VILLAGE
- OFFERING LARGER THAN EXPECTED ACCOMMODATION, WITH VIEWING RECOMMENDED
- UPVC FRONT PORCH/SMALL SUNROOM AND FRONT LIVING ROOM WITH LIVING FLAME FIRE
- TWO SPACIOUS DOUBLE BEDROOMS AND LARGE SHOWER ROOM (SHOWER, WC AND BASIN)
- RELATIVELY LONG REAR GARDEN WITH SIDE BORDERS AND RIPE FOR FURTHER LANDSCAPING
- EXCELLENT LOCATION WITH GOOD TRANSPORT LINKS TO THE M1 MOTORWAY AND A38

VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email sales@temple-estates.co.uk

DIRECTIONS:

From Mansfield, proceed onto Sutton Road and at the junction with Kings Mill Hospital, turn left onto Kings Mill Road East. After approximately two miles, turn left onto Sutton Road and at the mini-island, head straight over onto Church Street. As you enter Selston. Turn left onto Portland Road. Chapel Street/Marshall Walk is then a concealed turning on the left. The property is towards the top, on the left.

ACCOMMODATION COMPRISES

FRONT PORCH/SMALL SUNROOM

7'4 x 7'4 (2.24m x 2.24m)

Large enough for your 'coffee break' and enjoying considerable sunlight. UPVC construction, radiator and tiled flooring.

FRONT RECEPTION ROOM

14'4 x 11'6 (4.37m x 3.51m)

UPVC front aspect, radiator and spindle stairs leading to the first floor. Living flame electric fire and marble hearth and insert. Glazed double doors through to the second reception room.



REAR RECEPTION ROOM

14'4 x 12'1 (4.37m x 3.68m)

Recessed ornamental fireplace. UPVC double glazed rear aspect. Radiator.



KITCHEN

11'2 x 7'7 (3.40m x 2.31m)

Fitted with white base and eye level units, work surfaces and sink unit and single drainer.



BREAKFAST AREA

7'2 x 5'10 (2.18m x 1.78m)

Cupboard housing the combination boiler. Tiled flooring, radiator and UPVC patio doors to the rear.

FIRST FLOOR

LANDING

Radiator.

BEDROOM TWO

11'6 x 11'2 into robes (3.51m x 3.40m into robes)

Full length, fitted wardrobes to one wall. Further built in storage with loft access. Radiator and UPVC double glazed front elevation.



BEDROOM ONE

12'2 x 11'6 (3.71m x 3.51m)

Radiator. UPVC double glazed rear elevation.



SHOWER ROOM

11'1 x 8'2 (3.38m x 2.49m)

Corner shower cubicle, WC and counter-top basin within vanity fitment. Radiator. UPVC window.



OUTSIDE

The property is towards the top of this unmade

road, although street lighting is provided by the council. There is an area of hardstanding to the front, measuring 11'1 x 8'6 and perhaps large enough for a small car. If you were to remove the low level boundary wall at the front, this might improve the situation in terms of parking.

There is a relatively large garden to the rear, which is ripe for further landscaping. There are side borders and paved hardstanding areas.



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

FINANCIAL ADVICE

we offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

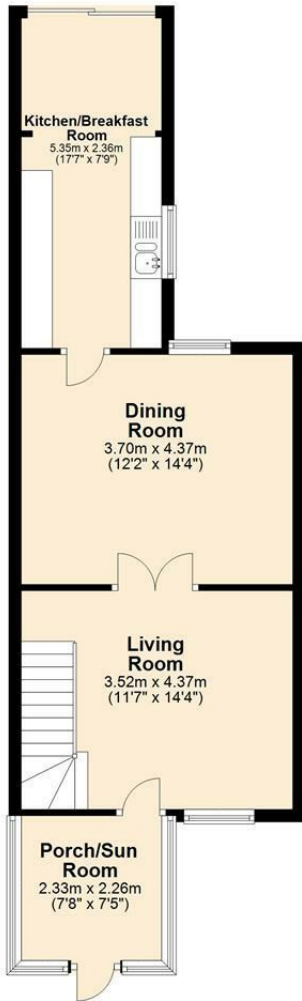
MONEY LAUNDERING

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.

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. MA5709/12.09.2024

Ground Floor
Approx. 49.9 sq. metres (537.1 sq. feet)



First Floor
Approx. 40.3 sq. metres (434.2 sq. feet)



Total area: approx. 90.2 sq. metres (971.4 sq. feet)

Kristine Princa
Plan produced using PlanUp.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	83
(81-91) B	
(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

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

