



65 Nottingham Road
Selston, Nottinghamshire NG16 6DH
Offers Over £350,000

- A THREE BEDROOMED, DETACHED COTTAGE, FOR SALE WITH NO UPWARD CHAIN
- HEATING VIA A COMBINATION BOILER AND UPVC DOUBLE GLAZING
- FRONT SITTING ROOM, WITH ORNAMENTAL VICTORIAN FIREPLACE AND FITTED CUPBOARD
- REAR LOUNGE/DINING ROOM AND BRICK AND UPVC SUN LOUNGE LEADING TO THE GARDEN
- LARGE PLOT, SET BACK FROM THE MAIN ROAD, PARKING AND DETACHED DOUBLE GARAGE
- RETAINING ORIGINAL FEATURES AND CHARM BUT NOW REQUIRING SOME INVESTMENT
- ENTRANCE VESTIBULE, LEADING TO THE HALLWAY WITH 'DOG LEG' STAIRCASE
- FITTED KITCHEN WITH MEDIUM OAK UNITS, LEADING TO A SHOWER ROOM/UTILITY
- TWO FITTED DOUBLE BEDROOMS, THIRD BEDROOM AND VICTORIAN STYLE BATHROOM
- PLANNING PREVIOUSLY GRANTED IN 2011 FOR THE ERECTION OF A FOUR BEDROOM DETACHED DORMER BUNGALOW WITH DETACHED DOUBLE GARAGE AND DEMOLITION OF EXISTING HOUSE AND GARAGE

VIEWING:

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

DIRECTIONS:

Leave Mansfield on A60 Nottingham Road. On the outskirts of the town, turn right onto Derby Road and after approximately 4 miles, turn right onto Forest Road. After another 2.5 miles, turn right onto Nottingham Road. Follow the road through Selston and the property can be found on the right-hand side.

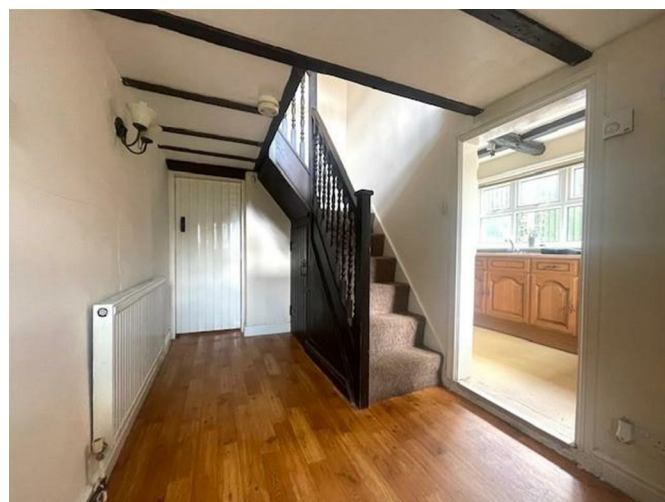
ACCOMMODATION COMPRISES

ENTRANCE VESTIBULE

UPVC double glazed front door and windows either side.

HALLWAY

Dog leg spindle staircase rising to the first floor. Wooden flooring, latch doors, beams and radiator.



SITTING ROOM

11'10 x 11'6 (3.61m x 3.51m)

UPVC double glazed front aspect, radiator, wooden flooring and beams. Ornamental, Victorian style fireplace with tiled hearth and insert. Fitted cupboard.

KITCHEN

15'8 x 6'1 (4.78m x 1.85m)

Fitted with medium Oak base and eye level units, work surfaces and stainless-steel sink unit and single drainer. UPVC double glazed window to front and side, radiator and beams.



UTILITY/SHOWER ROOM

6'1 x 5'2 plus tapered area (1.85m x 1.57m plus tapered area)

Shower cubicle and WC. Wall mounted combination boiler. Radiator.



REAR LOUNGE/DINING ROOM

19'3 x 10'8 (5.87m x 3.25m)

Built in range, with fitted shelving to either side of the chimney breast. Laminate flooring, radiator, UPVC double glazed side aspect and patio doors to the sun lounge.



SUN LOUNGE

20'4 x 6'9 (6.20m x 2.06m)

Of brick and UPVC construction, tongue and groove ceiling, radiator and UPVC French doors to the garden.



FIRST FLOOR

LANDING

UPVC double glazed aspect. Radiator.

BEDROOM ONE

19'2 into wardrobes x 10'9 (5.84m into wardrobes x 3.28m)

Built in wardrobes to one wall, including radiator. Ornamental fireplace, two UPVC windows and radiator.



BEDROOM TWO

12' x 11'8 into wardrobes (3.66m x 3.56m into wardrobes)

Fitted, triple pine wardrobe. Victorian fireplace with tiled hearth and insert. Radiator. UPVC double glazed front elevation.



BEDROOM THREE

12'9 x 6'1 (3.89m x 1.85m)

Radiator. UPVC double glazed front elevation.



BATHROOM

Victorian style fittings comprising bath on claw feet and mixer shower to the taps, wash hand basin within vanity unit and WC. Radiator. UPVC obscure glaze.



OUTSIDE

The property is set back from the road, behind double wrought iron gates. There is car standing to the front and a detached, brick built double garage. The garden to the front is mainly laid to lawn, which extends to the back, where there is a private, undulating garden with lawn, shrubs and fruit trees.





The property is in council tax band D
(www.ashfield.gov.uk)

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

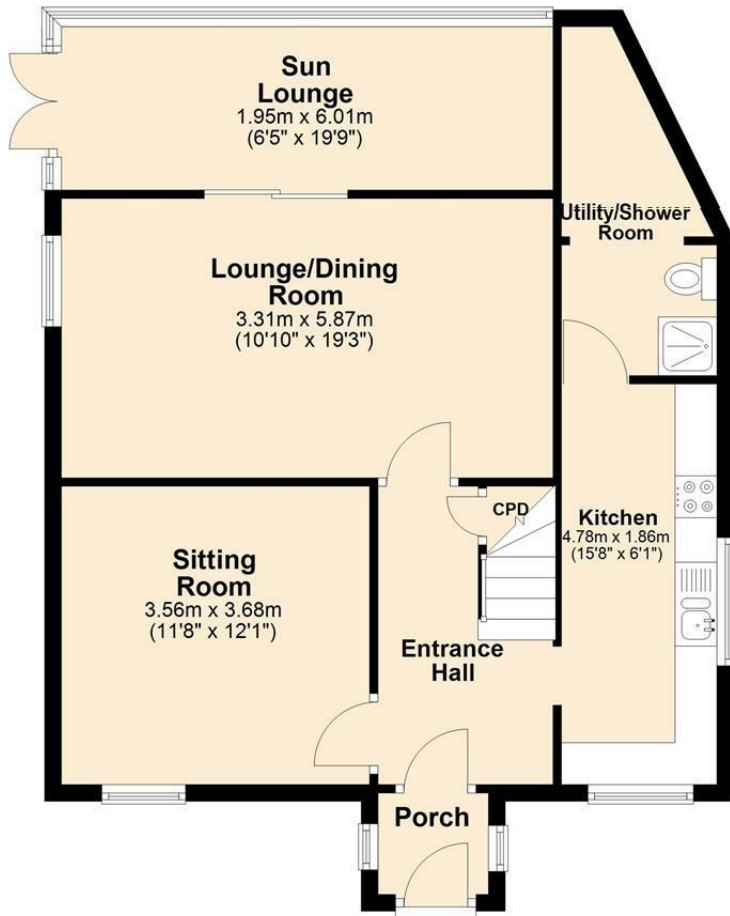
Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors 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. MA5811/21.7.25

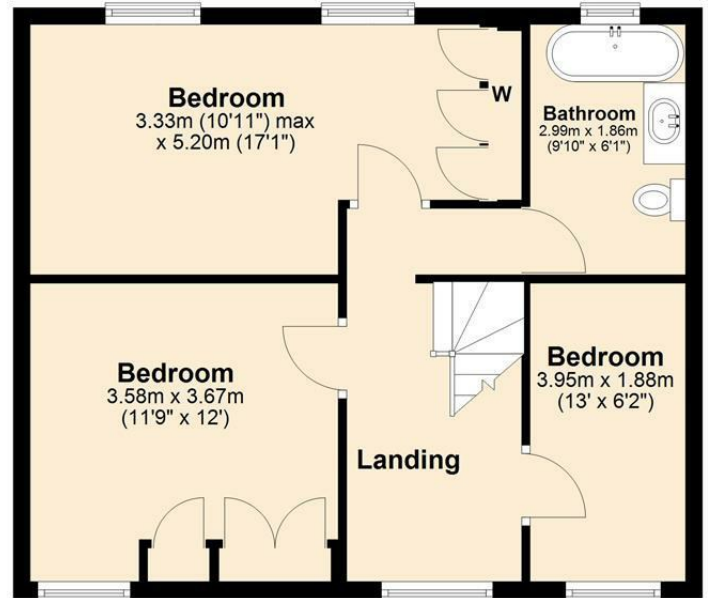
Ground Floor

Approx. 71.0 sq. metres (764.4 sq. feet)



First Floor

Approx. 52.1 sq. metres (561.3 sq. feet)



Total area: approx. 123.2 sq. metres (1325.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(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		
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