



## Church Lane, Selston: £230.000

- Three Bed Detached House
- Popular location in Selston Village
- Requires Full Upgrade Throughout
- Offers Great Potential & Extension( STPC)
- Good size Rear Garden
- Garage & Off-Road Parking
- No Upward Chain
- EPC Rating:D57





Charles Newton & Co Estate Agents are pleased to offer for sale this Three Bedroom Detached House with fantastic potential to upgrade and extend (STPC), situated in the popular location of Selston, the property offers good size rear garden with brick outbuildings & greenhouse. The property is in need of upgrading throughout internal but the property offers potential to extend at the rear (STPC). Currently comprises of Lounge, Dining Kitchen, Conservatory, Three Bedrooms & 1<sup>st</sup> Floor Family four piece bathroom with shower unit. Outside offers Rear Garden and front walled front garden with off-road Parking and attached Garage.

Viewing is highly recommended to understand the potential of this unique opportunity to purchase this property.

The property is offered with:

**NO UPWARD CHAIN!**

**Full Description:**

**Entrance:**

With internal doors leading to Lounge, Conservatory & Dining Kitchen under stair cupboard and staircase to the 1<sup>st</sup> Floor..

**Cloakroom/WC:**

To rear of property with low level WC, Gas boiler wall mounted and wall mounted radiator.

**Lounge: 15' 0" x 11'11"**

Offers two UPVC double glazed windows to the front elevation, stone brick fire surround & wall mounted radiator.

**Kitchen/Diner: 14' 11" x 11 '11"**

Opportunity to upgrade kitchen with UPVC two double glazed windows to rear elevation, electric cooker, range of wall & base units, & two wall mounted radiator.

**Conservatory: 10' 9" x 9 '5"**

At the rear elevation with opportunity to upgrade.

**On The First Floor:**

**Family Bathroom**

This four piece bathroom offer bath and shower unit, pedestal wash hand basin, low level WC, loft access, uPVC double glazed window to the rear elevation and wall mounted radiator. With potential to upgrade.





**Bedroom One: 12'10" x 11'04**

Double size room with two UPVC double glazed windows to the rear elevation, ceiling coving, double wardrobe and wall mounted radiator.

**Bedroom Two: 11' 5" x 9' 5**

Double size room with UPVC double glazed window to the front elevation, double wardrobe & wall mounted radiator.

**Bedroom Three: 10' 9" x 9' 5**

With UPVC double glazed window to the front elevation, storage cupboard & wall mounted radiator.

**Outside the property:****Front Garden:**

To the front of the property offers driveway access for off-road parking, small brick wall boundary to front with lawn area and leads to the attached garage.

**Rear Garden:**

This good size rear garden offers great potential to create a stunning rear garden, with brick built brick out building and access to the rear of attached garage.





## Floor-plan:



**MONEY LAUNDERING REGULATIONS:** All intending buyers of a property being marketed by Charles Newton & Co Estate Agents will be required to provide copies of their personal identification documentation to comply with the current money laundering regulations. We ask for your Full Co-operation to ensure there is no delay in agreeing the sale of a property.

**Brochure Details:** The photography for this brochure was prepared by Charles Newton & Co Estate Agents in accordance with the Seller's instructions.

**Viewing:** By prior appointment only with the Agents on Tel. 01773 535535 (Option 2)

**Tenure:** The property is reported to be freehold.

**Please note:**

These property particulars do not constitute or form part of the offer or contract. All measurements are approximate. Any appliances or services to be included in the sale have not been tested by ourselves and accordingly we recommend that all interested parties satisfy themselves as to the condition and working order prior to purchasing. None of the statements contained in these particulars or floor plans are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or perusal of the title to the property or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make, warrant or give, neither do Charles Newton & Co Estate Agents and any persons in their employment have any authority to make or give, any representation or warranty whatsoever in relation to this property.

**Office Opening Hours:** Monday – Friday: 9.00 am – 5.00 pm. Saturday: 9.00 am – 1.00 pm.

**Mortgage Advice:** We offer mortgage advice through our Independent Financial Advisor, please contact our Eastwood and Ilkeston offices, for further details and to arrange a no obligation appointment.  
(Your home may be repossessed if you do not keep up repayments on your mortgage.  
Subject to Status. Written quotations available on request.)

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