



ESTATE AGENTS

... the key to a successful move



Mansfield Road, Selston, Nottingham, NG16 6BD

**Offers in the
region of
£209,995**

* EXTENDED SEMI DETACHED HOUSE

* SET ON GENEROUS PLOT

* EXCELLENT COMMUTER LINKS TO NOTTINGHAM, DERBY & MANSFIELD

* SOUGHT AFTER POPULAR RESIDENTIAL LOCATION

w: www.keysestateagents.co.uk

Mansfield Road, Selston, Nottingham, NG16 6BD

ACCOMMODATION

DESCRIPTION

A deceptively spacious, extended, FOUR bedroom property situated in the popular village of Selston, ideal for a growing family or first time buyers. The property is within close proximity to local shops and amenities as well as local schools and has easy access to nearby Nottingham or Derby city centres, Benefits from ample off road parking and spacious living accommodation which comprises: Hallway, living room, spacious breakfast kitchen two ground floor bedrooms and to the first floor two more bedrooms and a family bathroom. Outside there is ample parking to the front of the property and enclosed gardens to the rear. Located close to Junction 27 of the M1 and along superb transport routes to Nottingham, Derby and Mansfield.

GROUND FLOOR

HALL

Ceiling light point, exterior door, stairs to the first floor

LIVING ROOM 12'3" x 12'2" (3.74m x 3.71m)

Feature fire surround housing a coal effect fire, ceiling light point, radiator, uPVC double glazed window with front aspect



BREAKFAST KITCHEN 15'7" x 13'1" (4.76m x 4.00m)

Fitted with a comprehensive range of wall and base units with co-ordinating worktops, built in electric oven, four burner gas hob and extractor, sink and drainer with mixer tap, plumbing for washer machine, spaces for appliances, storage cupboard. Ceiling light point, radiator, laminate wood effect flooring, part wall tiled, uPVC double glazed window, uPVC exterior door



BEDROOM THREE 8'6" x 7'4" (2.61m x 2.26m)

Ceiling light point, panelled wall heater, uPVC double glazed window with rear aspect



BEDROOM FOUR 8'9" x 6'5" (2.67m x 1.97m)

Ceiling light point, panelled wall heater, uPVC double glazed window with rear aspect



FIRST FLOOR

Mansfield Road, Selston, Nottingham, NG16 6BD

BEDROOM ONE 15'7" x 12'3" (4.75m x 3.75m)

Ceiling light point, radiator, uPVC double glazed window with front aspect



OUTSIDE

There is extensive parking to the front of the property and enclosed lawned gardens to the rear of the property

BEDROOM TWO 13'1" x 9'0" (4.00m x 2.76m)

Ceiling light point, radiator, uPVC double glazed window with rear aspect



GENERAL INFORMATION

Viewings - Strictly by appointment with the selling agents Keys Estate Agents - call 01782 268422

Services

We believe all are available.

Tenure

Assumed to be freehold

Offer Procedure

All offers should be made directly to Keys Estate Agents and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.

In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.

The agent has not tested any of the equipment, fixtures, fittings

BATHROOM 9'3" x 5'11" (2.82m x 1.81m)

Fitted with a four piece white bathroom suite, comprises panelled bath, separate shower enclosure, pedestal wash hand basin, low level w.c. Ceiling light point, heated towel rail, part wall tiled, storage cupboard, uPVC double glazed window.


Mansfield Road, Selston, Nottingham, NG16 6BD

or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

Subject to contract. Vacant possession on completion.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	72	
(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	



Ground Floor

Floor area 48.6 sq.m. (523 sq.ft.)



First Floor

Floor area 36.6 sq.m. (394 sq.ft.)

Total floor area: 85.2 sq.m. (918 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Keys Independent Estate Agents Ltd for themselves and for the vendors of this property whose agents they are given notice that (i) the particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Keys Independent Estate Agents Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property. Keys Estate Agents is the Marketing name of Keys Independent Estate Agents. Registered in England, Reg no.4554970 Directors: Danny Mayer, James Havill.

YOU HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT
Written quotations of credit terms available on request. A life assurance policy may be required