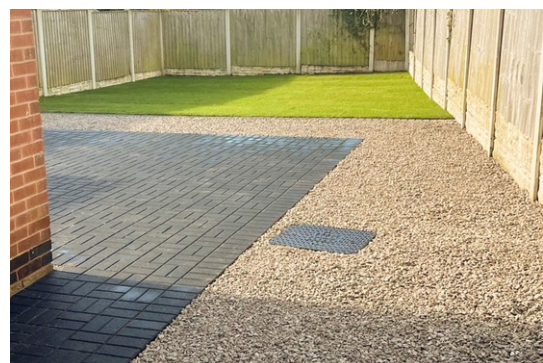


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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Sycamore Close, Selston, Nottingham, Nottinghamshire , NG16 6GG **£195,000**



FEATURES:

- TWO BEDROOMS
- SEMI DETACHED
- CORNER PLOT
- AMPLE SIZE FRONT AND REAR LANDSCAPED GARDENS
- FRESHLY DECORATED THROUGHOUT
- CUL DE SAC LOCATION
- NO UPWARD CHAIN
- VIEWING ESSENTIAL
- SOUGHT AFTER LOCATION
- CLOSE TO TRANSPORT LINKS



COUNCIL TAX BAND: A EPC RATING: D

Kitchen

4.42 m x 2.59 m (14'6" x 8'6")

UPVC window to front, door to side, fitted kitchen with base and wall units, work top, sink unit, integrated oven, hob and extractor above, integrated fridge freezer, plumbing for washing machine, radiator, solid wood flooring, opening to hallway with doors leading to the lounge, bathroom and bedrooms.

Lounge

5.34 m x 3.27 m (17'6" x 10'9")

UPVC window to front, radiator, solid wood flooring, tv point.

Bedroom

3.73 m x 3.25 m (12'3" x 10'8")

UPVC Window to rear, radiator, tv point.

Bedroom

2.71 m x 2.60 m (8'11" x 8'6")

UPVC window to rear aspect, radiator.

Bathroom

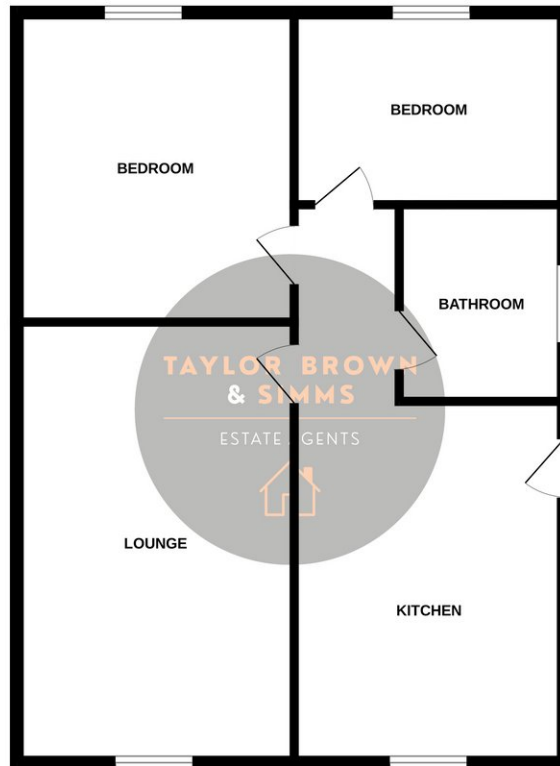
UPVC window to side aspect, three piece suite comprising of panelled bath with shower above, WC and pedestal hand wash basin, part tiled walls, radiator.

Outside

To the front of the property is a gravelled driveway providing ample off street parking, low level wall, opening to rear garden.

To the rear is a lawned garden, paved patio area, gravelled beds, being enclosed via panelled fencing.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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