



Sovereign Gardens
Selston NOTTINGHAM



Sovereign Gardens Selston NOTTINGHAM NG16 6DA

for sale offers over
£50,000



Property Description

A well presented three bedroom semi - detached family home situated in the popular location of Selston. Sovereign Gardens is located in close proximity to a wide range of local amenities including shops, schools, bus routes and major road links. In brief the accommodation briefly comprises of an inviting entrance hallway, downstairs W.C, generous lounge diner with French doors to the rear and fitted kitchen . To the first floor are three well proportioned bedrooms and family bathroom. Outside the property is a generous rear garden with a patio area and a driveway to the front of the property. The property is both gas centrally heated and double glazed throughout. Viewings are absolutely essential to appreciate the accommodation on offer.

Entrance Hallway

The welcoming hall way allows access to the lower level along with stairs leading to the first floor, whilst benefitting from a down stairs toilet.

Lounge Diner

15' Max x 15' 2" Max (4.57m Max x 4.62m Max)
the lounge dinner is positioned to the rear elevation benefiting from upVC French door leading to the garden, double glazed window, radiator, storage under the stairs and carpet flooring.

Kitchen

7' Max x 11' 1" Max (2.13m Max x 3.38m Max)
The kitchen is situated to the left hand elevation and compromises from a variety of matching wall and base units with counter tops over, sink and drainer unit with tap over, plumbing for washing machine and dishwasher, integrated oven and hobs, space for a fridge freezer, upVC double glazed window radiator and vinyl flooring



Bedroom One

7' 11" Max x 13' 9" Max (2.41m Max x 4.19m Max)
situated to the rear this double bedroom benefits, UPVC window to the rear, radiator and carpet flooring

Bedroom Two

12' 5" Max x 8' Max (3.78m Max x 2.44m Max)
Situated to the front elevation this double bedroom has a double glazed window to the front , radiator and carpet flooring.

Bedroom Three

.9' 9" Max x 6' 9" Max (2.97m Max x 2.06m Max)
situated to the rear elevation this benefits from a double glazed window, radiator and carpet flooring.

Bathroom

The family bathroom suite comprises of a low level W/C , wash hand basin with taps over , panelled bather with electric shower over double glazed frosted window, towel radiator and vinyl flooring

Front

the front of the property sits back behind a double driveway with access down the side leading to the rear elevation and is off from the main road itself.

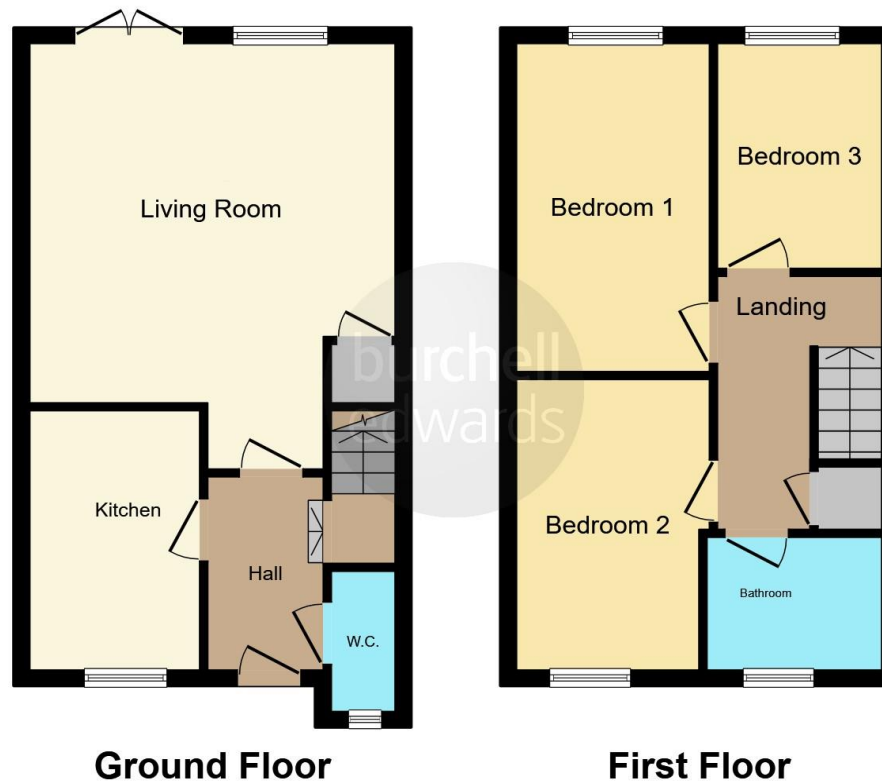
Rear

the rear garden is fully enclosed with fenced boundaries and is mainly laid to lawn with a small patio area out room the French doors off the lounge diner.









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To view this property please contact Burchell Edwards on

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EPC Rating: Awaited

Tenure: Leasehold

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