



**2 Alberta Avenue, Selston, NG16 6GN**  
**£200,000**



## 2 Alberta Avenue

Selston, Nottingham

Well presented 3 bed semi with modern kitchen, bright lounge, off-road parking, and a large enclosed garden. Convenient for M1 and A38.

Ideal for families or couples.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Well presented semi-detached house
- Three bedrooms
- Lounge, open plan to the hallway and stairs, with laminate flooring and good sized window to the front elevation
- Dining kitchen with ample walnut-finish panelled units and French doors to the rear garden
- Integrated oven, hob, extractor and dishwasher
- First floor bathroom/Wc with panelled bath and mains-fed shower
- Gas central heating, UPVC double glazing with composite front entrance door
- Driveway to the front elevation provides off road parking which extends along the side of the property
- Good-sized rear garden with patio and main lawned area
- Convenient location near to the M1 motorway and A38









Floor 0

Approximate total area<sup>(1)</sup>

70.2 m<sup>2</sup>  
755 ft<sup>2</sup>



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## David James Estate Agents

43 Forest Street, Sutton-in-Ashfield - NG17 1DA

01623 554084 • [sutton@david-james.com](mailto:sutton@david-james.com) • [www.david-james.com](http://www.david-james.com)

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.