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**TAYLOR BROWN  
& SIMMS**  
ESTATE AGENTS

**Annesley Lane, Selston, Nottingham, Nottinghamshire , NG16 6AF**  
**£150,000**



## **FEATURES:**

- TWO BEDROOMS
- MID TERRACE
- TWO RECEPTION ROOMS
- GOOD SIZED REAR GARDEN WITH OUTBUILDINGS
- BACKING ONTO FIELDS
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS
- NO UPWARD CHAIN
- IDEAL FOR FIRST TIME BUYER / INVESTOR
- GREAT LOCATION
-

**Lounge**

**3.82 m x 3.42 m (12'6" x 11'3")**

**UPVC window and door to front aspect, radiator, door to inner hallway.**

**Inner Hall**

**Under stairs storage cupboard.**

**Dining Room**

**3.30 m x 3.80 m (10'10" x 12'6")**

**UPVC window to rear aspect, door to first floor, radiator, door to kitchen.**

**Kitchen**

**3.47 m x 1.70 m (11'5" x 5'7")**

**UPVC window and door to rear, fitted base and wall units with work top, sink unit, plumbing for washing machine, integrated oven, hob and extractor above, wall mounted boiler, tiled flooring.**

**First floor landing**

**Doors to bedrooms and bathroom.**

**Bedroom one**

**3.89 m x 3.37 m (12'9" x 11'1")**

**UPVC window to front, radiator.**

**Bedroom Two**

**3.33 m x 3.03 m (10'11" x 9'11")**

**UPVC window to rear aspect, over stairs storage cupboard, radiator.**

**Bathroom**

**UPVC window to rear, three piece suite comprising of panelled bath with shower above and shower screen, WC and hand wash basin, part tiled walls, tiled flooring, radiator.**

**Outside**

**To the rear of the property is a good sized garden, with two brick built outbuildings, lawned area, paved patio area, being enclosed via panelled fencing.**

## **NOTICE TO PROSPECTIVE PURCHASERS**

Please note that the information contained within this brochure is understood to be correct and accurate to the best of Taylor Brown & Simms Estate Agents knowledge. However, the information and measurements should not be relied upon to form any part of a contract or any offer made. The information offered is for guidance only particularly in relation to any listed appliances being in full working order. Purchasers should make their own investigations to verify correctness of same particularly if they intend to purchase the property for a specific use or purpose. The information contained within the brochure should not be republished or copied in any way for any other form of advertising or use without Taylor Brown & Simms permission.