



£695 Per Month

124 STATION ROAD | SELSTON | NOTTINGHAM | NG16 6FH

BuckleyBrown
ESTATE AGENTS





Comfortable Living in a Convenient Setting

This is a well-positioned and practical two-bedroom semi-detached home, offering straightforward accommodation ideally suited to modern day-to-day living. From the moment you arrive, the property presents a welcoming feel, providing a comfortable environment that is easy to maintain and well suited to a range of tenants.

Step inside

This two-bedroom semi-detached home offers well-proportioned accommodation arranged over two floors, making it suitable for comfortable day-to-day living.

The property is entered via a welcoming hallway leading into a bright front-facing lounge, providing a practical living space with good natural light. To the rear, the kitchen is fitted with a range of wall and base units, offering

space for essential appliances and access to the rear garden.

To the first floor, there are two well-sized bedrooms, including a spacious main bedroom to the front and a second bedroom overlooking the . The family bathroom comprises a bath with overhead shower, wash hand basin, and WC.

The home is presented in fair condition throughout and offers practical accommodation in a convenient residential location close to local amenities and transport links.

Life in Selston

Selston is a well-regarded village located in the Ashfield district of Nottinghamshire, offering a pleasant semi-rural setting with a strong sense of community. Ideally positioned between Alfreton and Kirkby-in-Ashfield, the village appeals to a wide range of buyers seeking a quieter lifestyle while still benefiting from

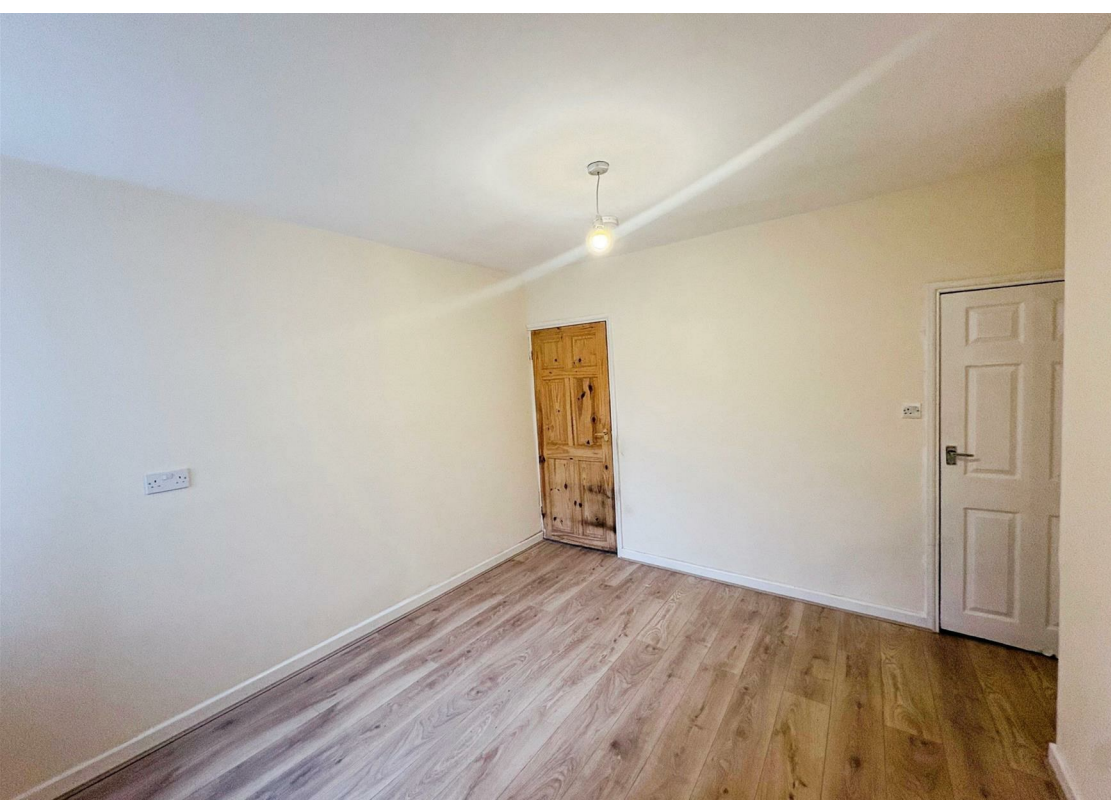


convenient access to nearby towns and transport links.

The village itself has a welcoming and established feel, centred around a range of local amenities including convenience stores, schools, healthcare facilities and traditional pubs. Selston also benefits from a respected primary school and local services that support everyday living, making it particularly attractive to families and those looking for a friendly, community-focused environment.

Surrounded by open countryside and green spaces, Selston is well suited to those who enjoy outdoor activities. A network of local footpaths and nearby rural routes provide opportunities for walking, cycling and exploring the surrounding landscape. The nearby countryside and woodland areas further enhance the village's appeal for those seeking a balance between village life and access to nature.

Despite its semi-rural charm, Selston remains well connected. The village offers convenient access to the A38 and junction 28 of the M1 motorway, providing straightforward routes to Nottingham, Derby and Sheffield. This accessibility makes Selston an appealing choice for commuters who wish to enjoy a quieter residential setting without sacrificing connectivity.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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

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