



**19 Ontario Drive, Selston, NG16 6GR**

Guide Price **£230,000 – £240,000**



## 19 Ontario Drive

Selston, Nottingham

GUIDE PRICE £230,000 - £240,000. Refurbished 3 bed detached in a cul-de-sac. Modern kitchen, spacious lounge, new shower room, gardens front and rear, gated driveway. Close to schools and amenities.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Well presented detached house
- Three bedrooms
- Has been subject to a scheme of refurbishment in 2024
- Good sized entrance hall
- Lounge/dining room with laminate flooring and patio doors to the rear garden
- Kitchen, fitted in 2024, with Sage green panelled units, Belfast sink and integrated double oven and hob
- First floor shower room/Wc with walk-in shower area with electric shower
- Re-wired and a new boiler and radiators in 2024, new windows and doors (with the exception of the front door and side window) in 2024, new internal doors and banister in 2025
- Gated driveway provides off road parking
- Nestled in the corner of a quiet cul-de-sac, situated away for the road, with a good sized plot and lawned front and rear gardens







Floor 0



Floor 1



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

68.9 m<sup>2</sup>  
742 ft<sup>2</sup>

**Reduced headroom**

1.2 m<sup>2</sup>  
13 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

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

GIRAFFE360



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