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**TAYLOR BROWN  
& SIMMS**

ESTATE AGENTS

## Alberta Avenue, Selston, Nottingham, Nottinghamshire , NG16 6GN Offers Over £195,000



### **FEATURES:**

- THREE BEDROOMS
- SEMI DETACHED
- ENCLOSED REAR GARDEN
- OFF STREET PARKING
- LARGE MODERN KITCHEN DINER
- CLOSE TO LOCAL SCHOOLS
- CLOSE TO AMENITIES
- RESIDENTIAL LOCATION
- VIEWING ESSENTIAL
- GAS CENTRAL HEATING

**COUNCIL TAX BAND: B EPC RATING: D**

Entrance porch  
Opening to lounge, radiator.

Lounge  
3.39 m x 5.52 m (11'1" x 18'1")  
UPVC window to front aspect,  
radiator, stairs rising to the first  
floor, tv point, laminate flooring,  
under stairs storage, feature oak  
fireplace beam, door to kitchen  
diner.

Kitchen Diner  
5.52 m x 2.90 m (18'1" x 9'6")  
UPVC window and UPVC door to  
rear garden, fitted modern kitchen  
with base and wall units, work top,  
sink unit, part tiled walls, space for  
fridge and freezer, plumbing for  
washing machine, integrated oven,  
hob and extractor above, vinyl  
flooring, radiator.

First floor landing  
Doors to bedrooms and bathroom,  
storage cupboard.

Bedroom One  
3.48 m x 2.97 m (11'5" x 9'9")

UPVC window to front aspect,  
radiator,

Bedroom Two  
2.89 m x 3.45 m (9'6" x 11'4")  
UPVC window to rear aspect,  
radiator.

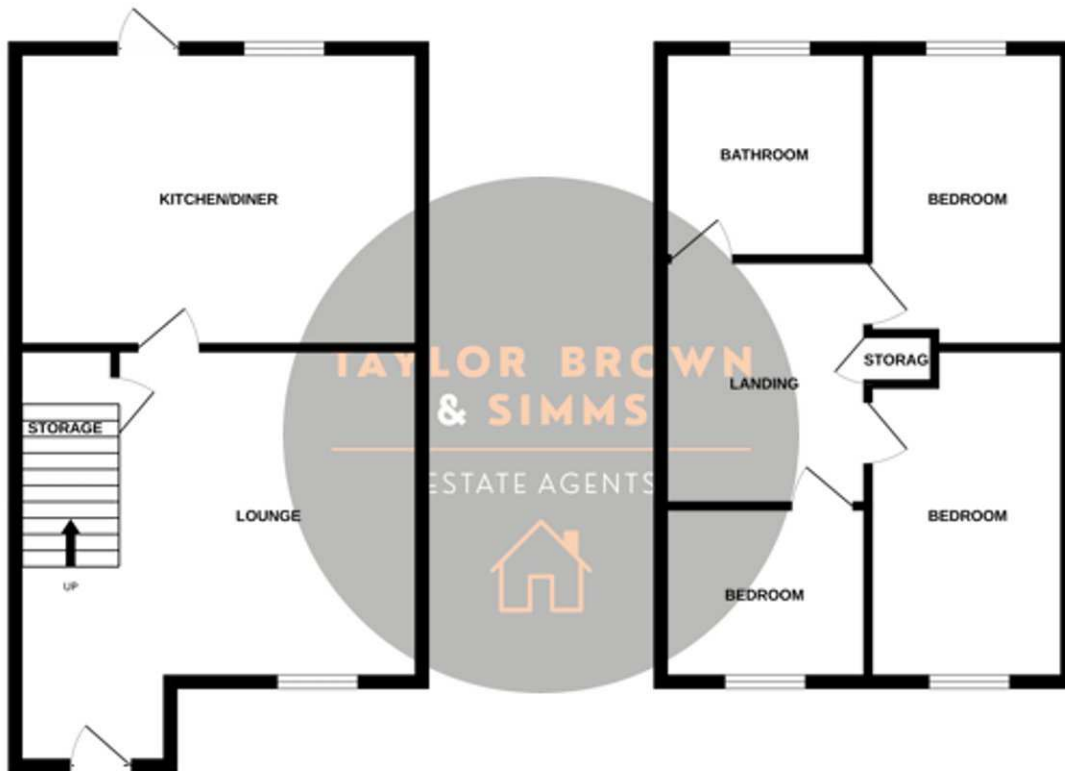
Bedroom Three  
2.30 m x 2.45 m (7'7" x 8'0")  
UPVC window to front aspect,  
radiator.

Bathroom  
UPVC window to rear aspect, three  
piece suite comprising of panelled  
bath with shower above, WC and  
pedestal hand wash, part tiled wals,  
radiator, vinyl flooring.

Outside  
To the front of the property is off  
street parking space, lawned area  
and pathway to the front door.  
To the rear of the property is a  
enclosed private garden with patio  
area, lawned garden and being  
enclosed via panelled fencing.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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