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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Nottingham Road, Selston, Nottingham, Nottinghamshire , NG16 6DJ Offers Over £300,000



FEATURES:

- THREE BEDROOMS
- DORMER BUNGALOW
- GARAGE WITH WORKSHOP TO THE REAR
- ENCLOSED REAR GARDEN
- AMPLE OFF STREET PARKING
- RENOVATED THROUGHOUT
- MODERN KITCHEN PLUS UTILITY ROOM
- EN SUITE TO MASTER BEDROOM
- TWO BEDROOMS TO THE FIRST FLOOR WITH BATHROOM
- NO UPWARD CHAIN

COUNCIL TAX BAND: C EPC RATING: E

Entrance Hallway

Stairs to the first floor, herringbone flooring, doors to Master bedroom and Lounge.

Master Bedroom

3.43 m x 3.36 m (11'3" x 11'0")

UPVC window to front, Door to En Suite, radiator, Herringbone flooring.

Lounge Diner

7.50 m x 3.57 m (24'7" x 11'9")

UPVC window to front, UPVC french doors to rear, Herringbone flooring, feature fireplace, radiator, door to kitchen.

Kitchen

2.67 m x 2.41 m (8'9" x 7'11")

UPVC window to side aspect, a modern refitted kitchen comprising of base and wall units, work surface, sink unit, integrated oven, hob and extractor, integrated fridge, dishwasher, tiled flooring, radiator, breakfast bar area, opening to utility room.

Utility Room

1.91 m x 1.60 m (6'3" x 5'3")

UPVC window to rear, matching to the kitchen, plumbing for washing machine, wall mounted boiler, radiator, tiled flooring, door to downstairs WC.

Downstairs WC

UPVC window to rear, Two piece modern suite comprising of WC and Pedestal hand wash basin, tiled walls, radiator. tiled flooring.

First Floor Landing

Doors to bedrooms and bathroom.

Bedroom

Herringbone flooring.

Bathroom

UPVC window to rear, Modern three piece suite comprising of panelled bath with shower above and shower screen, WC and hand wash basin set in a modern vanity unit with work top, tiled walls, tiled flooring, towel rail.

Bedroom

4.80 m x 2.41 m (15'9" x 7'11")

UPVC window to front, radiator, Herringbone flooring.

Garage

4.65 m x 4.66 m (15'3" x 15'3")

Roller door to front.

Workshop

5.01 m x 1.73 m (16'5" x 5'8")

UPVC door and window to front.

Outside

To the front is ample off street parking on the block paved driveway leading to the garage, gated access to the rear garden. brick wall and gated to the front. To the rear there is a decking area, lawned garden, being enclosed via panelled fencing, and access to the workshop.

Disclaimer

NOTICE TO PROSPECTIVE PURCHASERS

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