

## Station Road, Selston



**£79,995**

**Two bedroom mid terrace**

- ✓ Great FTB or BTL
- ✓ No chain
- ✓ Lounge
- ✓ Spacious dining kitchen
- ✓ 1 double & 1 single bedroom
- ✓ Rear garden
- ✓ Field views to rear
- ✓ Close to transport links
- ✓ EPC rating D



## Property Description

A great first time buy or buy to let investment, the property offers a lounge, dining kitchen with French doors, two bedrooms and a three-piece bathroom, located in the popular Nottinghamshire town of Selston. EPC Rating D.

### GROUND FLOOR

#### Lounge

**12' x 11'8" (3.8m x 3.6m)**

A white UPVC door opens onto the lounge, a neutrally decorated and carpeted space looking to the front of the property through a white UPVC double glazed window. The lounge is also equipped with media connections, power points, a ceiling light and a radiator, while white colonial doors open onto the kitchen and the stairs to the first floor respectively.

#### Dining Kitchen

**15'8" x 15'1" (4.8m x 4.6m)**

Generously lit by a set of large white UPVC double glazed French doors and a second white UPVC double glazed window both looking over the rear garden, the kitchen is decorated in cream with a red floral feature wall, cream metro splashback tiles and black floor tiles. Fitted with a range of woodgrain effect wall and base units topped with black surfaces, the kitchen space further benefits from an integral Lamona electric oven, hob and extractor fan, plus the Potterton combi boiler, a stainless-steel sink and drainer, plumbing for a washing machine, a good size under stairs pantry, power points, a radiator and a ceiling light.

### FIRST FLOOR

#### Stairs & Landing

A set of carpeted stairs lead up to the first-floor landing, fitted with the electric fuse box, the loft access and a ceiling light. From here, all the first-floor rooms can be accessed via white colonial doors.

#### Master Bedroom

**12'1" x 11'10" (3.7m x 3.6m)**

Looking out over the front of the property through a white UPVC double glazed window, the master bedroom features neutral décor and carpeted flooring, plus a radiator, power points and a ceiling light.

#### Second Bedroom

**9'10" x 8'10" (3m x 2.7m)**

The second bedroom looks out over the rear garden through a white UPVC double glazed window, and features neutral décor, carpeted flooring, power points, a ceiling light and a radiator.

#### Bathroom

**6'6" x 5'9" (2m x 1.8m)**

A white UPVC double glazed window looks out over the rear garden, lighting the bathroom. Decorated in cream with grey tiling and woodgrain effect vinyl flooring, the bathroom is fitted with a white suite comprising of a panel bath with a Galaxy Aqua electric shower over, a pedestal handwash basin and a low flush WC, plus a radiator, shelving and a ceiling light.

## EXTERIOR

### Frontage

Raised up from street level by a high paved walkway, a set of steps to one side leads onto the row of houses and along to the front door of the property.

### Rear Garden

A small patio lies outside the kitchen's French doors, with a gate further on to a fenced off lawn area.

## Additional information

- Freehold
- Combi boiler

### 1991 Property Misdescriptions Act:

None of the apparatus, appliances, equipment, fixtures, fittings or services have been tested by MCM, the selling agents, and we cannot therefore verify that they are connected, meet current safety standards or are in working order fit for their intended purpose. Prospective purchasers are advised to have all of the above items independently checked by suitably qualified persons. References to Tenure: (e.G. Freehold/ Leasehold) are based on verbal information provided by the vendor and prospective purchasers are strongly advised to obtain verification from their solicitor or legal conveyancer. References to Council Tax are based on information provided by the vendor. Prospective purchasers are advised to check this information regarding the relevant current charge, appeals or re-assessments with the relevant Local Authority. All stated Measurements are approximate only. Measurements often include measurements into bays and recesses as stated above. Measurements in kitchens are inclusive of fitted units. It is essential that prospective purchasers check all measurements themselves before installing furniture or planning home improvements. References to boundaries, walls, hedges and fencing are purely descriptive. Prospective purchasers should check ownership and responsibility for such boundaries with their solicitor.

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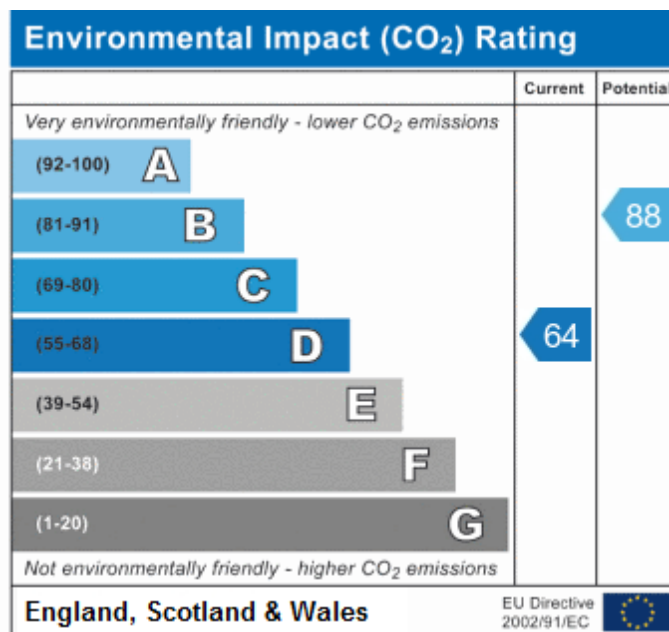
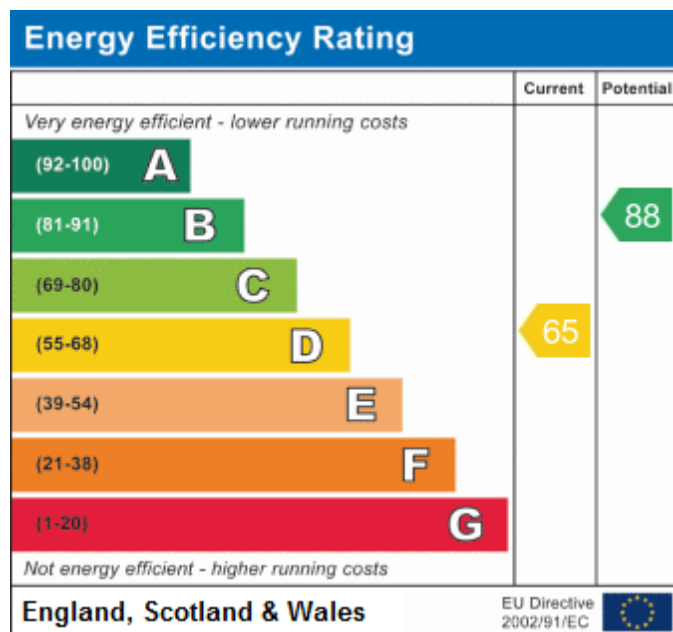
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Additional Photographs



## EPCs



## Location

Situated on Station Road in the town of Selston, the property is ideally situated for families and dog owners having excellent proximity to the park and countryside walks. For travellers, the property offers good links bus services, plus the M1 and A38 for Nottingham, Derby and the surrounding towns.

## Contact Us

To arrange a viewing or to discuss any aspect of the property market, please contact us as follows:

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