



54 Victoria Road

SELSTON NOTTINGHAM NG16 6AR



OFFERS IN THE REGION OF £250,000

Three bedroom semi detached home | Freehold | Driveway and rear garden

Sales and viewing enquiries **07523 402437**

A well proportioned home with an open rear outlook

This three bedroom semi detached home offers practical family accommodation with a conservatory, off road parking and a good sized rear garden backing onto open fields. The property has gas central heating and UPVC double glazing, with living space arranged across two floors.

Guide price Offers in the region of £250,000

Property type Semi detached house

Bedrooms 3

Bathrooms 1 shower room plus ground floor WC

Tenure Freehold

Council tax Band A Ashfield District Council

Energy rating EPC 68 D

Parking Driveway providing off road parking

Outside Front gravelled area and enclosed rear garden

Key features

- Open field outlook beyond the rear garden
- Lounge with feature fireplace and laminate flooring
- Dining kitchen with fitted units and appliance spaces
- Split level conservatory and garden room
- Three first floor bedrooms
- Walk in shower enclosure in the family shower room
- Driveway and good sized rear garden
- Mains gas, electricity, water and drainage

Ground floor

Entrance hallway

Part glazed UPVC entrance door, side window, staircase to the first floor, laminate flooring and cloak storage.

Lounge 3.80 m x 3.78 m 12 ft 5 in x 12 ft 4 in

Electric fire with Adam style surround, raised marble hearth and back, front window, double panel radiator and laminate flooring.

Dining kitchen 4.67 m x 3.07 m 15 ft 3 in x 10 ft

Stainless steel sink with mixer tap, white wall and base units, space for an American style fridge, washing machine plumbing, four ring gas hob, electric oven and rolled edge work surfaces. Understairs storage houses the Main combination boiler.

Ground floor WC 2.07 m x 0.82 m 6 ft 9 in x 2 ft 8 in

Low flush WC, aqua boarded walls and ceiling, glass brick window and laminate flooring.

Conservatory 5.46 m x 2.46 m 17 ft 10 in x 8 ft

Split level conservatory with brick base, UPVC double glazed windows, wall light points and a part glazed door opening to the rear.



First floor

Landing

Roof space access, UPVC double glazed window and doors to all first floor rooms.

Bedroom one 3.54 m x 3.31 m 11 ft 7 in x 10 ft 10 in

Front facing UPVC double glazed window, radiator and recessed wardrobe with smoked mirrored doors.

Bedroom two 3.39 m x 3.14 m 11 ft 1 in x 10 ft 3 in

Rear facing room with views across the garden and toward the hills, plus a double panel radiator.

Bedroom three 2.87 m x 2.19 m 9 ft 4 in x 7 ft 2 in

Front facing UPVC double glazed window, radiator and useful over stairs storage cupboard.

Family shower room

Walk in shower enclosure with drench shower and handheld attachment, pedestal wash basin with mixer tap, low flush WC, aqua boarded walls and ceiling, UPVC double glazed window and radiator.



Outside

Front A hardstanding driveway provides off road parking, with a gravelled area to the side and a pathway leading to the rear garden.

Rear The garden includes a paved patio, raised planting beds, lawn, a further patio area and a base for a shed. The outlook extends across open land to the rear.



Services and connectivity

Category	Listing information
Mains services	Gas, electricity, water and drainage are stated as connected
Heating	Gas central heating from a Main combination boiler
Standard broadband	Up to 7 Mbps download and 0.8 Mbps upload
Superfast broadband	Up to 38 Mbps download and 8 Mbps upload
Ultrafast broadband	Up to 10,000 Mbps download and upload
Mobile coverage	EE and O2 good outdoors with variable indoor coverage; Three good outdoors; Vodafone good outdoors and indoors
Flood risk	Very low annual risk now and for the period 2040 to 2060

Property photographs



Property photographs



Property photographs





Arrange a viewing

Viewings are available by appointment. Please contact Morgan's Property Sales & Lettings to discuss the property or arrange a suitable time.

07523 402437



Buying information

Prospective buyers may be asked to provide proof of identity, proof of address, evidence of funds and, where relevant, mortgage arrangements before an offer can be fully progressed. Offers remain subject to contract and to the seller's approval.

Important notice

These particulars are intended as a general guide and do not form part of an offer or contract. Measurements are approximate. Buyers should verify any matter important to their decision through inspection, survey, legal enquiries or their own specialist adviser. No apparatus, equipment, fitting or service has been tested as part of preparing this brochure, and working condition cannot be guaranteed. Broadband, mobile and flood information can change and should be checked with the relevant provider or official service.

Sales and lettings

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