House - Detached (EPC Rating: C)

37 ROYAL OAK DRIVE, SELSTON, NOTTINGHAM, NG16 6QE

Offers In The Region Of

£180,000

FEATURES

- No Upward Chain
- Kitchen Diner
- Gas Central Heating
- Three Bedroom Detached House
- Driveway and Garage For Storage
- Close to A38

3 1 1 C

Location

3 Bedroom House - Detached located in Nottingham

Entrance Hallway

With stairs leading to the first floor and doors leaking to;

Kitchen Diner

15'6" x 11'4" (4.73m x 3.46m)

Fitted with a range of wall and base units along with work surfaces incorporating an electric oven, hob and extractor hood. There is space and plumbing for a washing machine, with ample room for a dining table, making it an ideal space for both everyday family life and entertaining.

French doors to the rear provide plenty of natural light and offer direct access to the garden, seamlessly blending indoor and outdoor living.

Lounge

15'2" x 12'6" (4.64m x 3.83m)

The lounge is a bright and comfortable living space, featuring a window to the front elevation which allows for plenty of natural light. The room is finished with carpet flooring and is centred around a feature fireplace, creating a cosy focal point ideal for relaxing.

Bedroom One

13'11" x 9'6" (4.26m x 2.9m)

Bedroom to the rear with window providing natural light, carpet flooring and central heating radiator.

Bedroom Two

11'3" x 8'7" (3.43m x 2.63m)

Bedroom to the front with window providing natural light, carpet flooring and central heating radiator.

Bedroom Three

8'0" x 6'11" (2.46m x 2.13)

Bedroom to the front with window providing natural light, carpet flooring and central heating radiator.

Bathroom

6'10" x 5'1" (2.1m x 1.57m)

The bathroom is fitted with a modern three-piece white suite comprising a panelled bath with shower over, low-level WC and wash hand basin. An obscure window to the rear elevation provides natural light while maintaining privacy.

Externally

To the front, the property benefits from a low maintenance pebbled area and driveway providing ample off-street parking and leading to the garage, complemented by a hedge to one side, fencing to the other and attractive flower bed borders.

To the rear, the garden offers a pleasant outdoor space featuring a decking area—ideal for entertaining—along with a lawn and established flower and shrub borders.

Viewings

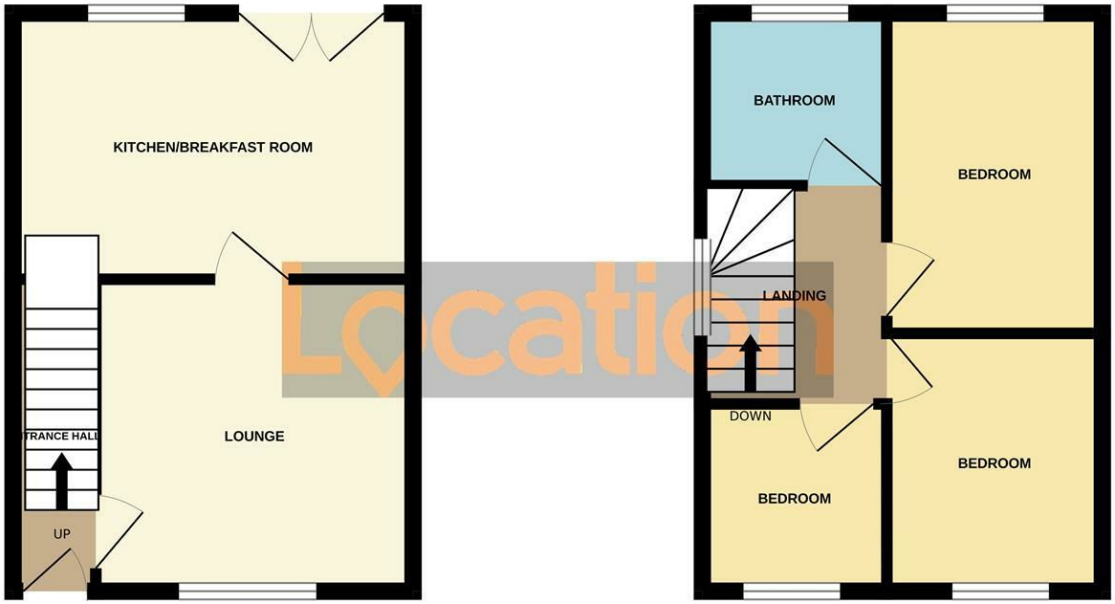
Viewing is strictly by appointment with Location,13-15 Albert Street, Mansfield, Nottinghamshire, NG18 1EA www.locationestateagency.co.uk Telephone: (01623) 654555

Disclaimer

Fixtures & Fittings: Fixtures and fittings other than those mentioned above to be agreed with the seller. Services Connected: Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Measurements: All measurements are approximate. Location have produced these details in good faith and believe that they provide a fair and accurate description of the above property. Prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries relating to all specific points of importance following an inspection and prior to any financial commitment. The accuracy of these details is not guaranteed and they do not form part of any contract.

GROUND FLOOR
267 sq.ft. (24.8 sq.m.) approx.

1ST FLOOR
267 sq.ft. (24.8 sq.m.) approx.



TOTAL FLOOR AREA : 535 sq.ft. (49.7 sq.m.) approx.

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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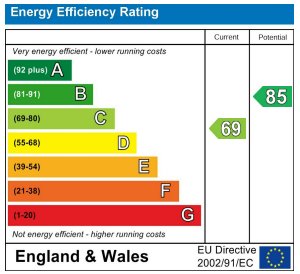

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements