



Andrews Court,  
Chilwell, Nottingham  
NG9 4BS

**£245,000 Freehold**



A lovely two-bedroom, semi-detached bungalow tucked away in a quiet cul de sac.

Situated just a short walk from Beeston high street, you are within close proximity to a wealth of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, and transport links.

This great property would be considered an ideal opportunity for a large variety of buyers including anyone looking to downsize locally, young professionals or anyone looking to relocate to this popular and convenient location.

In brief the internal accommodation comprises; An entrance hall, spacious living dining room, kitchen, two bedrooms and bathroom.

Positioned at the end of a private road, the bungalow benefits from a lawned garden with driveway and detached garage. The enclosed rear garden is primarily lawned with good sized paved patio area and fenced boundaries'

This delightful property is offered to the market with the advantage of gas central heating plus HIVE, UPVC double glazing throughout and no upward chain, and is well worthy of an early internal viewing.



### Entrance Hall

UPVC double glazed door through to the entrance hall with laminate flooring, radiator, and access to the boarded and insulated loft.

### Living Room

12'0" x 10'11" (3.66m x 3.34m )

A reception room with carpeted flooring, radiator and UPVC double glazed window to the front aspect.

### Kitchen

A range of wall and base units with work surfacing over and tiled splashbacks, sink with drainer and mixer tap. Space and fitting for freestanding appliances to include gas cooker, fridge freezer and washing machine. Wall mounted boiler, laminate flooring, radiator and UPVC double glazed window and door to the rear garden.

### Bedroom One

12'0" x 10'11" (3.66m x 3.34m )

A carpeted double bedroom, with radiator and UPVC double glazed window to the rear aspect.

### Bedroom Two

8'11" x 8'11" (2.74m x 2.72m )

A carpeted double bedroom, with radiator and UPVC double glazed window to the front aspect.

### Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with electric power shower above and glass shower screen, part tiled walls, radiator and UPVC double glazed window to the side aspect.

### Outside

To the front of the property is a lawned garden with footpath to the front door and rear garden. The enclosed rear garden is also lawned with mature shrubs. There is also the advantage of a detached garage with power point.

### Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

Has the Property Flooded?: No

### Disclaimer:

These details and Key facts are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Full material information is available in hard copy upon request.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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