Robert Ellis

look no further...

Inham Road,
Chilwell, Nottingham
NG9 4HY

£250,000 Freehold

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A immaculately presented three bedroom mid-terrace house.

Situated in this popular and convenient residential location, within easy reach of a variety of local shops and amenities including schools, transport links, playing fields and the A52 and M1 for journeys further afield, this fantastic property is considered an ideal opportunity for a range of potential purchasers including first time buyers, young professionals, families and investors.

In brief the internal accommodation comprises; entrance hall and a large open plan kitchen living diner to the ground floor, then rising to the first floor is the main bedroom suite, a further two good sized bedrooms and family bathroom to the first floor.

To the front of the property you will find a gated entrance to a low maintenance block paved courtyard style area with a useful storage shed and fence boundaries. To the rear you will find a well maintained private and enclosed garden which includes a patio overlooking the artificial lawn beyond, raised and stocked beds and borders, useful storage shed and fence boundaries.

Having been upgraded and modernised throughout by the current vendors including, a full re-wire, new boiler, new doors and windows, new kitchen, new bathroom and en-suite, this excellent property truly must be viewed in order to be fully appreciated.

Entrance Hall
A Composite entrance door with flanking windows, UPVC double glazed window to the front, radiator, stairs to the first floor, built in cupboard housing the tumble dryer, laminate flooring and doors to the kitchen area and lounge dining area.

Lounge Dining Area
19'4" x 10'5" (5.9m x 3.2m)
With laminate flooring, two radiators, UPVC double glazed window to the front and rear and an opening to the kitchen diner.

Kitchen Dining Area
14'0" x 8'10" (4.28m x 2.7m)
Fitted with a range of modern wall, base and drawer units, work surfaces, one and half bowl sink and drainer unit with mixer tap, Range cooker with five burner gas hob and air filter over, tiled splashback, laminate flooring, plumbing for a washing machine and dishwasher, space for an American style fridge freezer, radiator, spotlights to ceiling, breakfast bar, UPVC double glazed door and window to the rear and a useful built in under stair storage/pantry.

First Floor Landing
Loft hatch and doors to the bathroom and three bedrooms.

Main Bedroom Suite
14'2" x 9'1" (4.34m x 2.79m)
A carpeted double bedroom with UPVC double glazed window to the front, radiator and door to the en-suite.

En-Suite
Incorporating a three piece suite comprising; shower, pedestal wash hand basin, low level WC, tiled splashback, laminate flooring, UPVC double glazed window to the rear, extractor fan and wall mounted heated towel rail.

Bedroom Two
10'9" x 9'3" (3.28m x 2.82m)
A carpeted double bedroom with UPVC double glazed window to the front and a built in storage cupboard.

Bedroom Three
9'10" x 7'10" (3.01m x 2.39m)
A carpeted bedroom with UPVC double glazed window to the rear and radiator.

Bathroom
Incorporating a three piece suite comprising; panelled bath with shower over, pedestal wash hand basin, low level WC, tiled walls, laminate flooring, two UPVC double glazed windows to the rear, extractor fan and heated towel rail.

Outside
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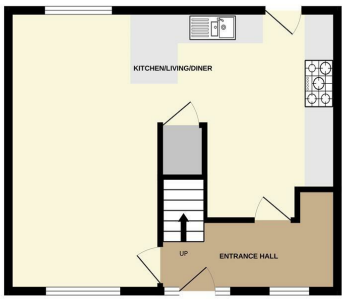
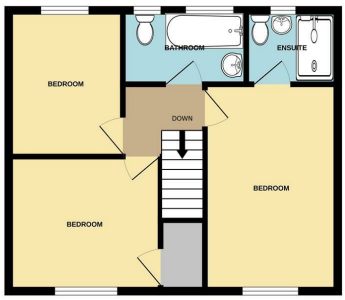
GROUND FLOOR



1ST FLOOR



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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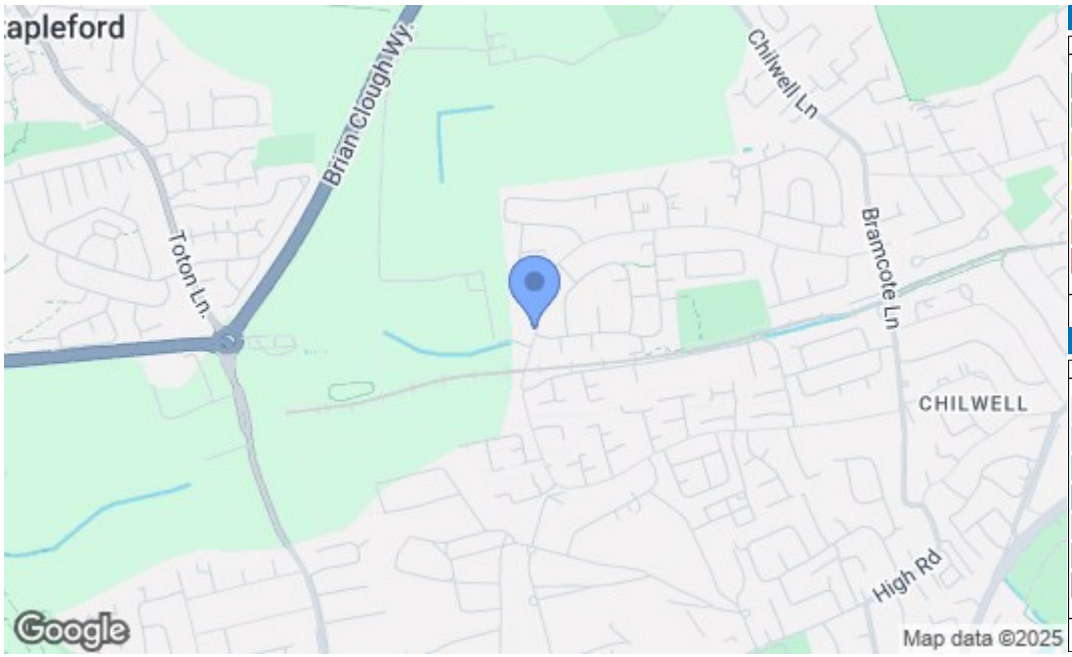

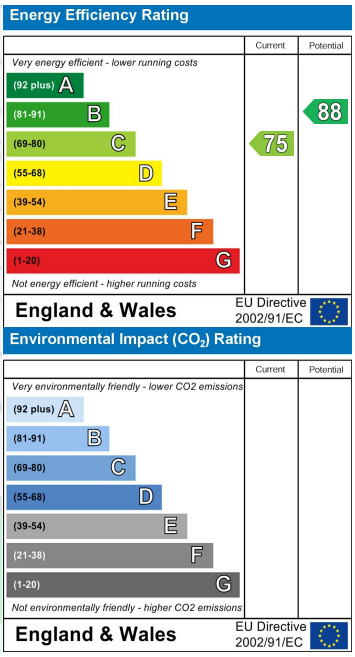

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