



High Road,  
Chilwell, Nottingham  
NG9 4AT

**£275,000 Freehold**



A lovely modernised two bedroom detached property sitting on a spacious plot with the benefit on no upward chain.

Situated in the popular and convenient residential location of Chilwell, readily accessible to a wide range of useful local amenities including shops, schools, eateries, excellent transport links and within close proximity to both The University on Nottingham and The Queens Medical Centre, this wonderful property is considered an ideal opportunity for a variety of potential purchasers including, first time buyers, young professionals and investors.

In brief the internal accommodation comprises; spacious entrance hall, living room, breakfast kitchen and wet room to the ground floor with two good sized bedrooms and bathroom with separate WC to the first floor.

Outside the property sits on a generous plot with mature shrubs and gated access to the front and side, the lawned side garden with timber shed follows through to the rear of the property which features a paved patio area, gated driveway and mature shrubs and planting.

Offered to the market with the benefit of no upward chain and the potential for future extension, subject to relevant planning permission, this property is well worthy of an early internal viewing.



### Entrance Hall

A spacious hallway with entrance door, stairs leading to the first floor landing, under stair recess space, UPVC double glazed window, radiator and doors leading into the living room and breakfast kitchen.

### Living Room

13'6" x 11'5" (4.14m x 3.49m )

UPVC double glazed window bay window to the front, carpet flooring and radiator.

### Breakfast Kitchen

11'5" x 10'4" (3.48m x 3.16m)

Fitted with a range of wall, base and drawer units, rolled edge work surfaces, stainless steel sink and drainer unit with mixer tap, integrated oven and grill with inset electric hob above and air filter over, space and plumbing for washing machine, further useful appliance space, tiling to walls, laminate flooring and UPVC double glazed window to the rear.

### Downstairs Wet Room

Fitted with a pedestal wash hand basin, low level WC, mains control shower, complementary tiling to walls, spot lights to ceiling and UPVC double glazed window to the rear.

### First Floor Landing

UPVC double glazed window to the front, stairs rising from the ground floor and doors leading into the bedrooms, bathroom and separate WC.

### Bedroom One

14'3" x 11'6" (4.36m x 3.51m )

UPVC double glazed window to the front, carpet flooring and radiator.

### Bedroom Two

11'6" x 10'5" (3.51m x 3.19m )

UPVC double glazed window to the rear, carpet flooring and radiator.

### Bathroom

Fitted with a white suite comprising; panelled bath with electric shower over, wash hand basin inset to vanity unit,

tiling to walls and floors and UPVC double glazed window to the rear.

### Separate WC

Fitted with a low level WC.

### Outside

Outside the property sits on a generous plot with mature shrubs and gated access to the front and side, the lawned side garden with timber shed follows through to the rear of the property which features a paved patio area, gated driveway and mature shrubs and planting.

### Council Tax Band

Broxtowe Borough Council Band B





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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	

These details 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.