



Chetwynd Road,  
Chilwell, Nottingham  
NG9 5GD

**£230,000 Freehold**



A well maintained two-bedroom end-terrace property.

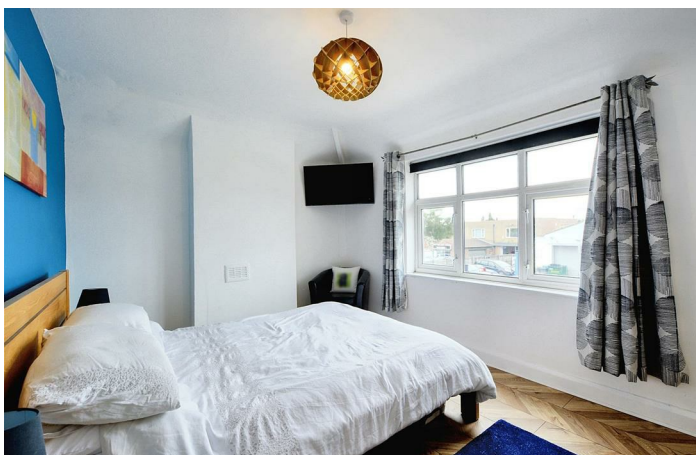
Situated within a popular and convenient location, ideal for a range of shops and amenities, schools, bus and tram links and Chilwell retail park and Beeston town centre.

The recently refurbished property is considered a fantastic opportunity for a large variety of purchasers including: first time buyers, young professionals or anyone looking to add to a buy to let portfolio.

In brief the internal accommodation comprises; An entrance space, Living room and open plan kitchen diner to the ground floor. Then rising to the first floor are two double bedrooms and bathroom.

Outside the property to the front is a block paved driveway with parking for multiple cars and to the rear is an enclosed, primary lawned garden with a paved seating area.

With the benefit of gas central heating and UPVC double glazing throughout this property is well worthy of an early internal viewing.



Entrance hall  
UPVC double glazed door through to the carpeted entrance space.

Lounge  
13'3" x 9'10" (4.06 x 3.0)  
Laminate flooring, with radiator and UPVC double glazed window to the front aspect.

Dining area  
12'10" x 11'3" (3.92 x 3.43)  
Laminate flooring, with radiator and UPVC double glazed French doors to the rear garden.

Kitchen  
12'9" x 4'11" (3.9 x 1.5)  
A range of wall and base units with work surfacing over and tiled splashbacks, sink with mixer tap, inset electric hob with extractor fan above and integrated electric oven. Space and fittings for freestanding appliances to include fridge freezer, washing machine and dishwasher, wall mounted boiler, and UPVC double glazed window to the rear aspect.

First floor landing  
Doors to bedrooms and bathroom.

Bedroom One  
13'1" x 9'10" (4.0 x 3.0)  
Laminate flooring, with radiator and UPVC double glazed window to the front aspect. Access to walk in wardrobe.

Bedroom Two  
12'11" x 8'8" (3.94 x 2.65)  
Laminate flooring, with radiator and UPVC double glazed window to the rear aspect.

Bathroom  
Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, walk in mains powered shower with glass shower screen, part tiled walls, heated towel rail and UPVC double glazed window to the rear aspect.

Outside  
To the front is a block paved driveway with off street parking for multiple cars and gated side access to the rear.

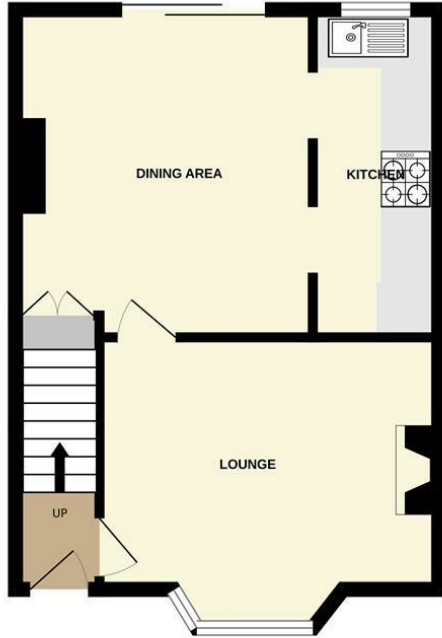
This has been recently landscaped, with lawn, a paved seating area, shed with power and fenced boundaries.

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  
Has the Property Flooded?: No

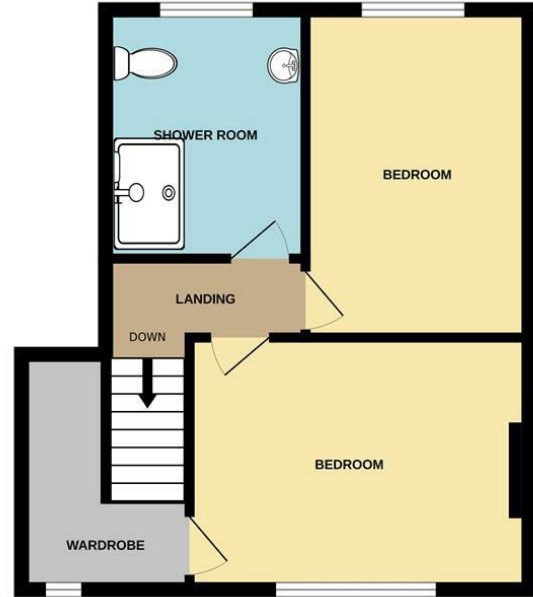
Disclaimer:  
These details and Key facts are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness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



GROUND FLOOR

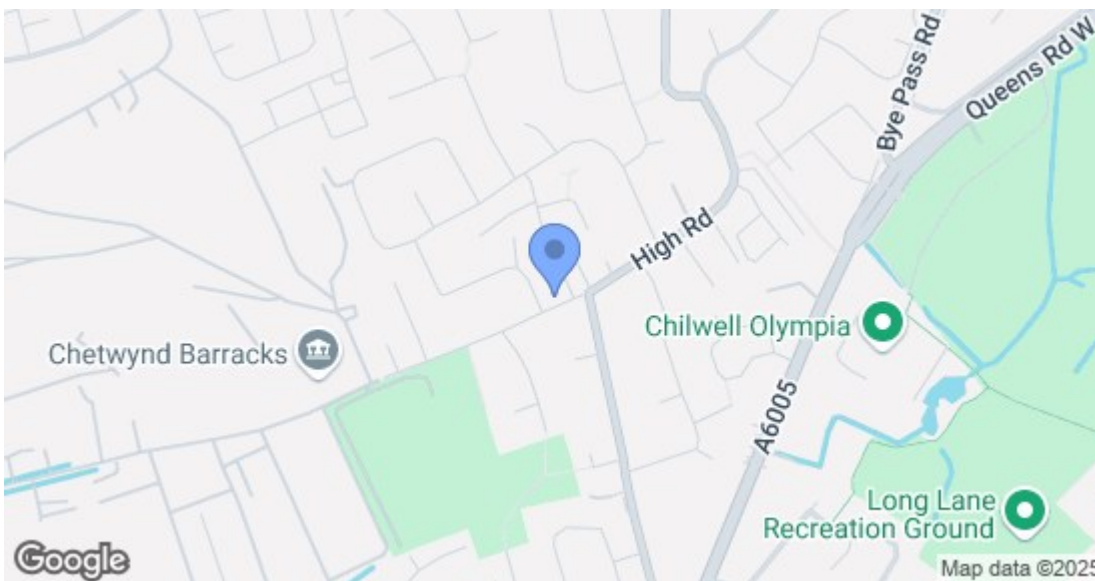


1ST FLOOR



2A CHETWYND ROAD, CHILWELL

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		57	
(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			83
(81-91) B			
(69-80) C			
(55-68) D		53	
(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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