



**Mottram Road  
Chilwell, Nottingham NG9 4EZ**

**£220,000 Freehold**

Three Bedroom Semi-Detached House with Off Road Parking Offered to the Market with Chain Free Vacant Possession.



This three bedroom semi-detached house is conveniently located within close proximity to a variety of local amenities including shops, schools (both primary and secondary), public houses and playing fields and has the advantage of transport links including bus and tram routes in and around the city within walking distance.

In brief, the internal accommodation comprises: Entrance hall, living room, kitchen/diner and bathroom to the ground floor. Rising to the first floor is a master bedroom with en-suite and two further bedrooms.

The property benefits from a lawned front garden with driveway to the side of the property. To the rear is a primarily lawned garden with a paved seating area, mature shrubs and fenced boundaries.

Suitable for a wide range of buyers including first time buyers, young families or anyone looking to relocate to this popular residential location and being offered to the market with the benefit of no chain an early internal viewing comes highly recommended.



### Entrance Hallway

A double glazed door leads through to entrance hall.

### Living Room

10'8" x 14'9" (3.275 x 4.516)

Carpeted room with radiator, gas fire and UPVC double glazed window to the front aspect.

### Kitchen

18'6" x 8'10" (5.660 x 2.695)

With wall, base and drawer units with worksurfaces over, inset sink with drainer, space and fittings for freestanding appliances to include gas oven, washing machine, fridge freezer and dishwasher. UPVC double glazed windows to the rear and side aspects and UPVC double glazed French doors to the rear garden.

### Bathroom

Incorporating a three piece suite comprising bath with electric shower over, WC and wash hand basin.

### First Floor Landing

With access to the loft hatch and UPVC double glazed window to the side aspect.

### Bedroom One

13'1" x 11'7" (4.003 x 3.537)

Carpeted room with radiator and UPVC double glazed window to the front aspect. Access to en-suite.

### En-Suite

With WC and wash hand basin.

### Bedroom Two

8'3" x 12'4" (2.538 x 3.764)

Carpeted room with radiator and UPVC double glazed window to the rear aspect.

### Bedroom Three

7'11" x 8'9" (2.421 x 2.680)

Carpeted room with radiator and UPVC double glazed window to the rear aspect.

### Outside

To the front of the property is a lawned front garden with driveway to the side. To the rear is a primarily lawned

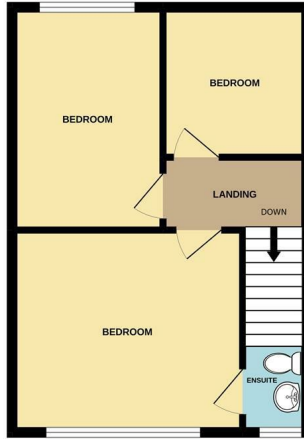
garden with a paved seating area, mature shrubs and fenced boundaries.



GROUND FLOOR  
382 sq. ft. (35.5 sq.m.) approx.

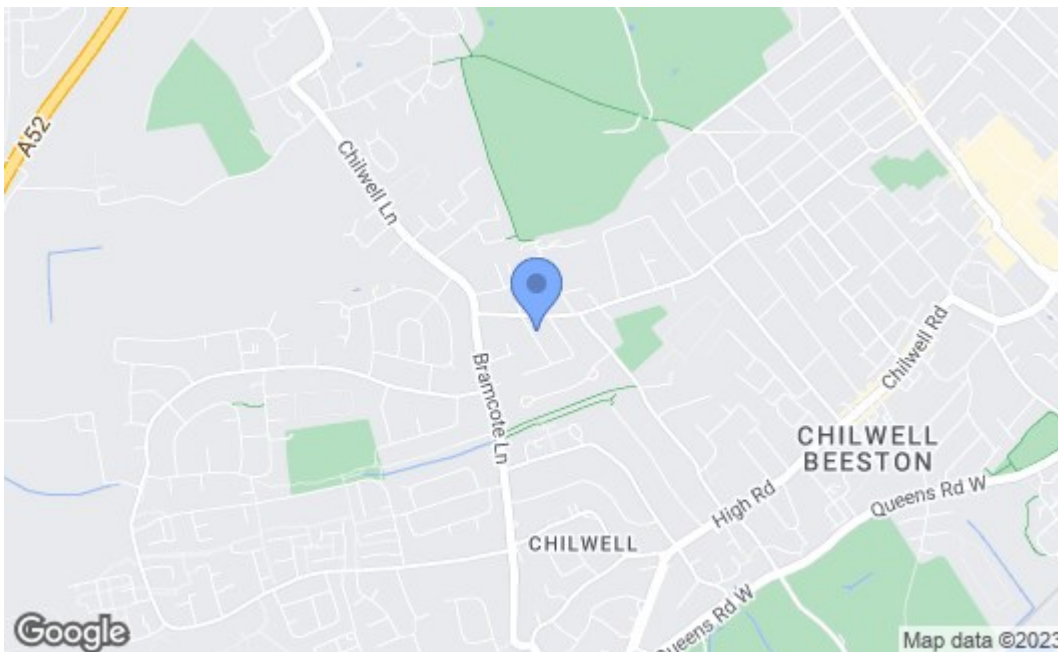


1ST FLOOR  
388 sq. ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA: 769 sq. ft. (71.5 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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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		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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			
England & Wales		EU Directive 2002/91/EC	

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