Robert Ellis

look no further...

Inham Road,
Chilwell, Nottingham
NG9 4GT

£155,000 Leasehold

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A self contained two bedroom ground floor flat with a generous interior.

Available to the market with the benefit of chain free vacant possession, this well presented property is considered ideal for an investor, first time buyer or those looking to downsize.

In brief the internal accommodation compromises; entrance porch with storage cupboards, inner hallway, kitchen, lounge diner, two bedrooms and bathroom.

Outside the property has a low maintenance landscaped front garden with gravelled paving and shrubs and to the rear there's a primarily lawned garden with with a patio and useful brick store.

Occupying and established and sought-after residential location, convenient for local shops, excellent transport, schools and wide range of other facilities.

Entrance Porch
Wooden entrance door, tiled flooring, storage cupboard housing the Baxi boiler and further cupboards.

Inner Hallway
Wooden entrance door, radiator and two storage cupboards.

Kitchen
11'6" x 7'10" (maximum overall measurements (3.53m x 2.40m (maximum overall measurements)
Fitted with a range of wall, base and drawer units, work surfacing with tiled splashback, one and half bowl sink and drainer unit with mixer tap, inset electric hob with air filter above and oven below, integrated fridge and freezer, plumbing for a washing machine, tiled flooring and UPVC double glazed window to the side.

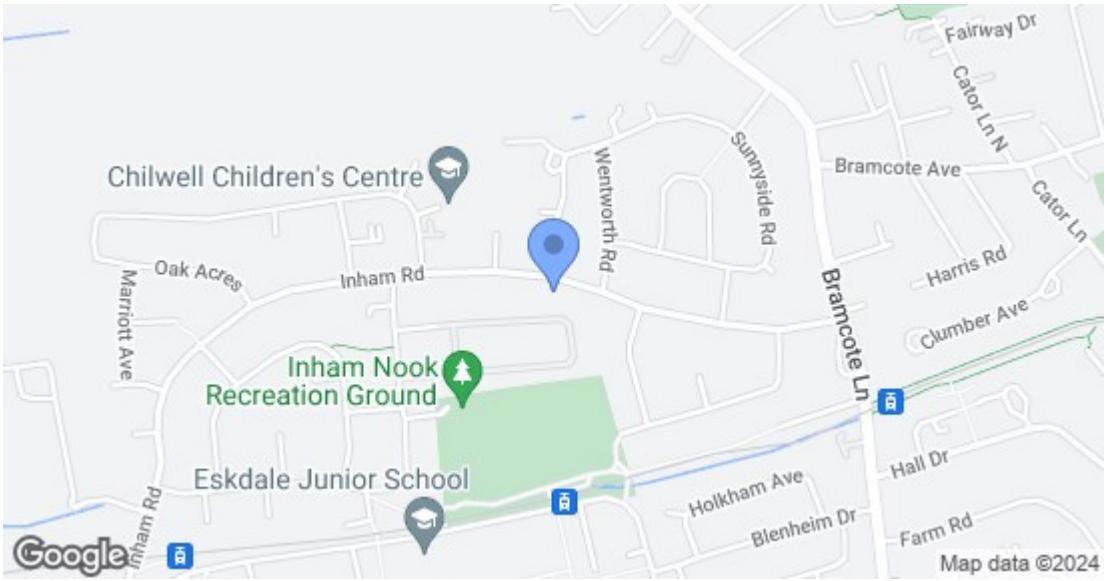
Lounge Diner
16'0" x 10'5" (4.88m x 3.20m)
UPVC double glazed window to the rear, radiator, fuel effect electric fire with Adam Style surround and granite style hearth and UPVC double glazed patio door to the garden.

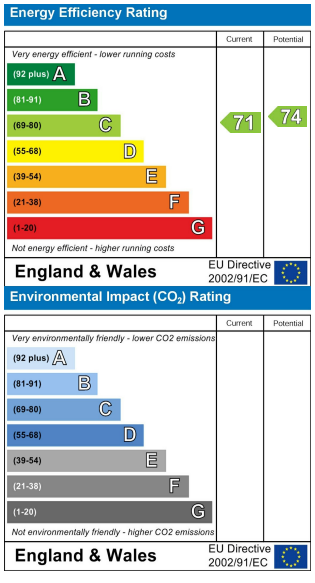
Bathroom
Fittings in white comprising; panelled bath, wash hand basin inset to vanity unit, low level WC, part tiled walls, wall mounted heated towel rail and wooden window.

Bedroom One
13'0" x 10'3" (3.98m x 3.14m)
UPVC double glazed window to the rear, radiator and fitted wardrobes.

Bedroom Two/Reception Room
10'9" x 7'9" (3.30m x 2.37m)
UPVC double glazed window to the front and radiator. This room was previously used a dining room.

Outside
To the front the property has a landscaped garden, raised borders with maintenance in mind, which are partially gravelled with paving and established shrubs. Along side the property there is a useful brick store and gated access to the rear garden. To the rear the property has a patio, primarily lawned garden with stocked borders.





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.

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