



Inham Road,  
Chilwell, Nottingham  
NG9 4GT

**£160,000 Leasehold**



A well-proportioned two-bedroom, first floor apartment with the benefit of no upward chain.

Situated in Chilwell, you are ideally placed for access to a wide range of amenities including shops, public houses, healthcare facilities, schools, restaurants, and transport links.

This lovely apartment would be considered an ideal opportunity for a large variety of buyers including first time purchasers, young professionals or anyone looking to add to a buy to let portfolio.

In brief the internal accommodation comprises; a private entrance hall, spacious living room, modern kitchen, two double bedroom and bathroom.

Outside the property from the living room is a balcony and then to the rear is an enclosed lawned garden.

Having been let out in more recent years the property has the advantage of full UPVC double glazing through out, gas central heating and is well worthy of an early internal viewing.



### Entrance Hall

UPVC double glazed door to the entrance hall with built in storage cupboard on the ground floor and stairs to the first floor flat.

### Inner Hallway

Secondary door, through to the inner hallway with access to the loft hatch and a useful storage cupboard housing the boiler.

### Living Room

16'0" x 10'4" (4.88m x 3.17m )

A bright and airy reception room, with laminate flooring, radiator, electric fireplace, UPVC double glazed window to the rear aspect and door to the balcony.

### Kitchen

6'9" x 11'6" (2.08 x 3.52 )

A range of wall and base units with work surfacing over, fitted sink with drainer and mixer tap, inset electric hob with extractor fan above and integrated electric oven. Space and fittings for freestanding fridge freezer and UPVC double glazed window to the side aspect.

### Bedroom One

12'11" x 10'11" (3.95 x 3.33)

A double bedroom, with laminate flooring, radiator and UPVC double glazed window to the front aspect.

### Bedroom Two

12'11" x 10'6" (3.96 x 3.21 )

A double bedroom, 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, bath with electric power shower above, radiator, aqua splash back and UPVC double glazed window to the side aspect.

### Outside

From the living room is a balcony with space for table and chairs. The enclosed rear garden is then to the right hand side of the property and is lawned with fenced boundaries.

### Material Information

### Leasehold

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 Required

Accessibility/Adaptions: None

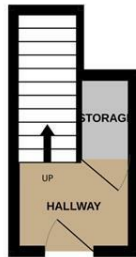
Has the Property Flooded?: No



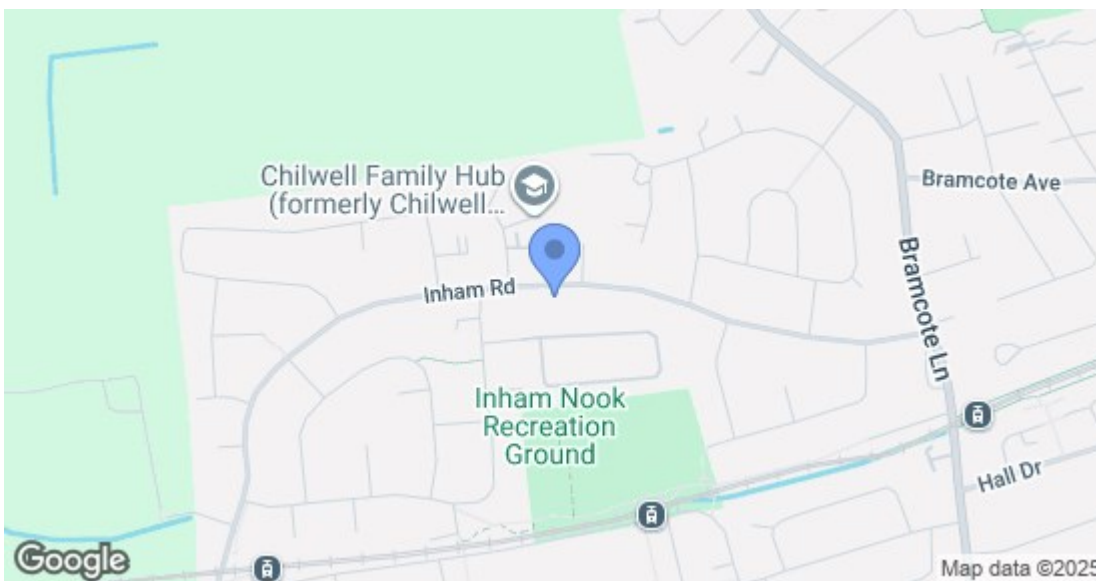


GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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		73	74
(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	

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