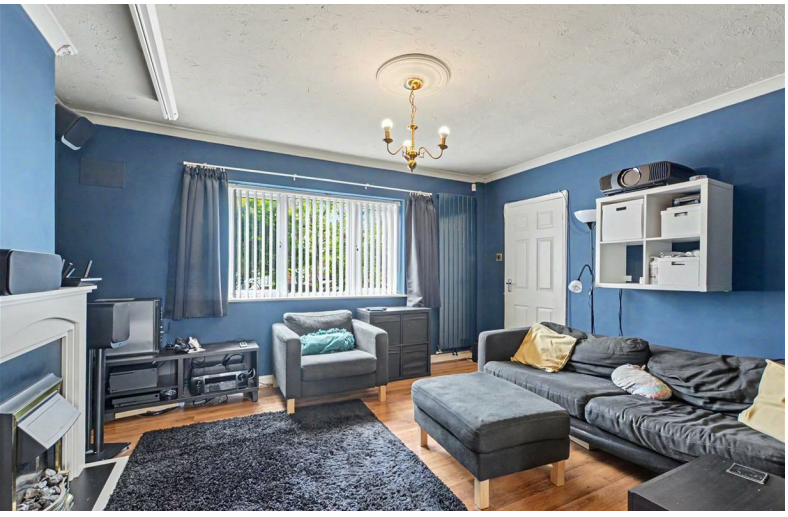
Robert Ellis

look no further...







Blandford Road,
Chilwell, Nottingham
NG9 4GX

£275,000 Freehold

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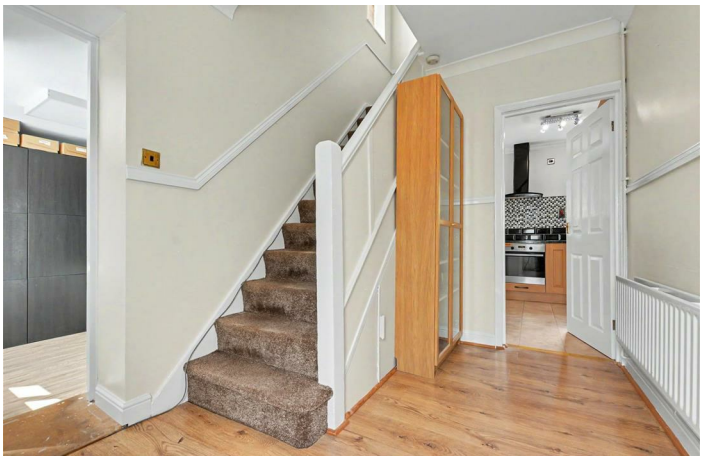
An extended and traditionally styled and constructed 1950's three-bedroom semi-detached house.

This well-presented and versatile property with generous room proportions throughout benefits from an extension to the side providing a study and a utility and WC to the rear and is likely to be of great appeal to a variety of potential purchasers but considered ideal for a first time buyer or family.

In brief the internal accommodation comprises entrance hall, study, open plan lounge and dining room, kitchen, utility and WC, rising to the first floor are three good sized bedrooms and family bathroom.

Outside the property has mature gardens to both and rear and a drive providing car standing.

Available to the market to the market with chain free possession and being situated in a sought-after and convenient residential location well placed for local schools, excellent transport links, shops and a wide variety of other facilities.





Entrance Hall
UPVC double glazed entrance door leads to hallway with meter cupboard, radiator, under stairs cupboard, stairs off first floor landing.

Study
16'0" x 8'3" (4.90m x 2.53m)
UPVC double glazed window to both front and rear and wall-mounted electric heater.

Kitchen
12'9" x 9'3" (3.90m x 2.84m)
With a range of fitted wall and base units, work surfacing with tiled splashback, one and half bowl sink with mixer tap, inset electric hob with air filter above, inset electric oven and grill, integral dishwasher, fridge and freezer, two UPVC double glazed windows, radiator and a pantry cupboard with fitted shelving.

Utility
12'8" x 5'8" (3.88m x 1.74m)
Fitted base units, single sink and drainer with mixer tap, plumbing for washing machine, further appliance space, radiator, UPVC double glazed window, two UPVC double glazed doors.

Downstairs WC
With fitments in white comprising WC, wash-hand basin inset to vanity unit, UPVC double glazed window and cupboard housing the Worcester boiler.

Sitting Room
14'7" x 11'5" (4.46m x 3.49m)
UPVC double glazed window, radiator and a fuel effect electric fire with Adam style surround.

Dining Room
9'4" x 8'7" (2.85m x 2.63m)
UPVC double glazed patio door and radiator.

First Floor Landing
UPVC double glazed window and loft-hatch.

Bedroom One
12'10" x 11'5" (3.93m x 3.49m)
UPVC double glazed window, radiator, fitted wardrobe, and air-con unit.

Bedroom Two
14'0" x 8'8" (4.29m x 2.65m)
UPVC double glazed window, radiator and fitted wardrobe.

Bedroom Three
9'4" x 8'4" (2.87m x 2.55m)
UPVC double glazed window and radiator.

Bathroom
With a three-piece suite comprising WC, wash-hand basin inset to vanity unit with mirror above, corner bath with mains control shower over, fully tiled walls, wall-mounted heated towel and UPVC double glazed window.

Outside
To the front the property has a mature and established garden with shrubs and tress and a drive providing car standing. To the rear the property has an enclosed garden with a patio, outside tap, external power socket, decking, lawn, established borders with mature shrubs and trees.







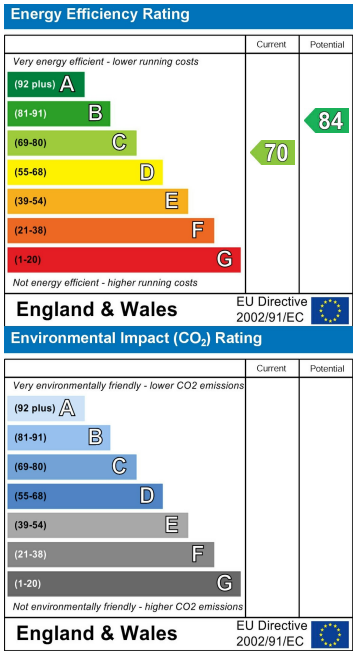












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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