



Farm Road,  
Chilwell, Nottingham  
NG9 5DA

**£345,000 Freehold**



An attractive mock Tudor style Hoffman built three bedroom semi detached house.

Having been well maintained by the current vendors who have lived in this property since the 1970's, yet also offering a significant development potential, subject to necessary consent.

In brief the well proportioned interior comprises; entrance hall, dining room, sitting room and kitchen to the ground floor, rising to the first floor are two double bedrooms a further single bedroom, separate WC and shower room.

Outside the property occupies a good sized plot, with a drive providing car standing, landscaped and well manicured gardens to front and rear and a garage/store area.

Occupying a sought-after and established residential location, convenient for a wide range of local amenities including local schools, shops and transport links, this excellent property is well worthy of viewing.



### Entrance Hall

Composite entrance door, stairs leading to the first floor landing, radiator and useful under stair cupboard.

### Dining Room

13'0" x 11'10" (3.98m x 3.62m)

UPVC double glazed bay window and radiator.

### Sitting Room

11'5" x 13'5" (3.49m x 4.10m)

UPVC double glazed patio doors leading to the rear garden, radiator and fuel effect gas fire with stone style surround and slate hearth.

### Kitchen

12'4" x 7'11" (maximum overall measurements (3.76m x 2.42m (maximum overall measurements)

Fitted with wall and base units, work surfacing with tiled splashback, single sink and drainer unit with mixer tap, a canon gas cooker with air filter above, plumbing for washing machine, further appliance space, two UPVC double glazed windows and door to the exterior.

### First Floor Landing

Two UPVC double glazed window to the side and doors leading into the separate WC, shower room and three bedrooms.

### Bedroom One

15'3" x 11'9" (4.66m x 3.60m)

UPVC double glazed bay window, fitted wardrobes and radiator.

### Bedroom Two

11'5" x 10'10" (3.49m x 3.31m)

UPVC double glazed window, radiator and fitted wardrobes.

### Bedroom Three

8'5" x 6'11" (2.59m x 2.12m)

UPVC double glazed window, radiator and fitted cupboard.

### Separate WC

Fitted with a low level WC, tiled flooring and UPVC double glazed window.

### Shower Room

Fitted with a pedestal wash hand basin, shower cubicle with Mira shower over, fully tiled walls, tiled flooring, UPVC double glazed window, extractor, wall mounted heated towel rail and airing cupboard housing hot water cylinder with shelving above.



### Outside

To the front, the property has a drive providing car standing with a further gated area of drive with the detached garage beyond. The front garden has been well landscaped with maintenance in mind and has a rockery border with shrubs and trees. To the rear the property has an outside store housing the Worcester boiler, a patio, outside tap, landscaped garden with mature shrubs and trees and a greenhouse.

### Garage

20'9" x 7'10" (6.33m x 2.39m)

Up and over door to the front, UPVC double glazed windows to the side, light and power.

### 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

Accessibility/Adaptions: None

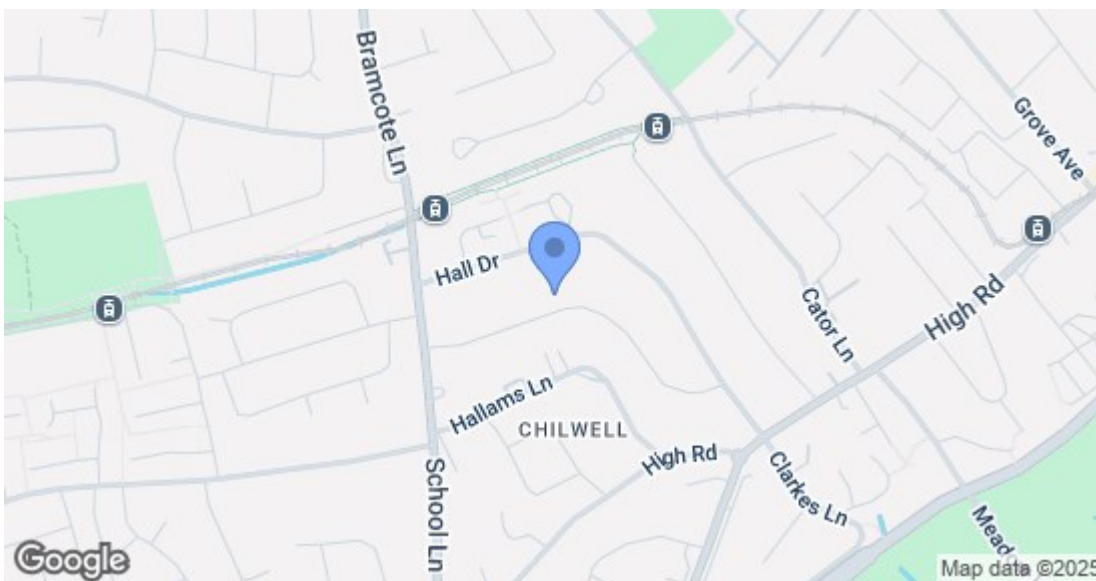
Does the property have spray foam in the loft?: No

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.





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			
(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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