Robert Ellis

look no further. . .







40 Blandford Road
Chilwell, Nottingham NG9 4GX

A MODERNISED AND MUCH IMPROVED
FIVE BEDROOM SEMI DETACHED HOUSE

£300,000



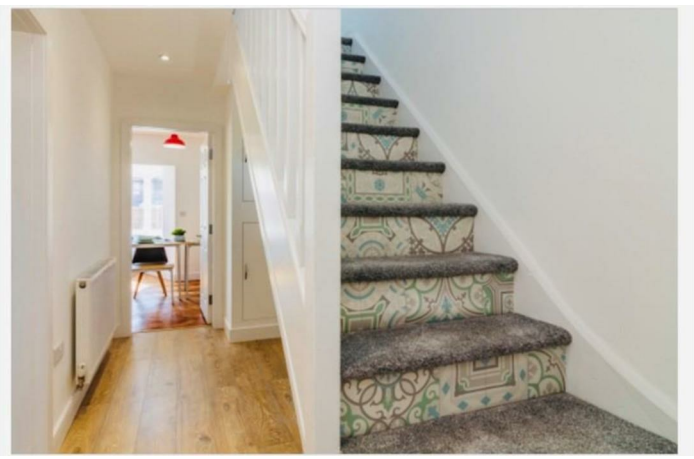
A MODERNISED AND MUCH IMPROVED FIVE BEDROOM SEMI DETACHED HOUSE OFFERED TO THE MARKET WITH IMMEDIATE VACANT POSSESSION.

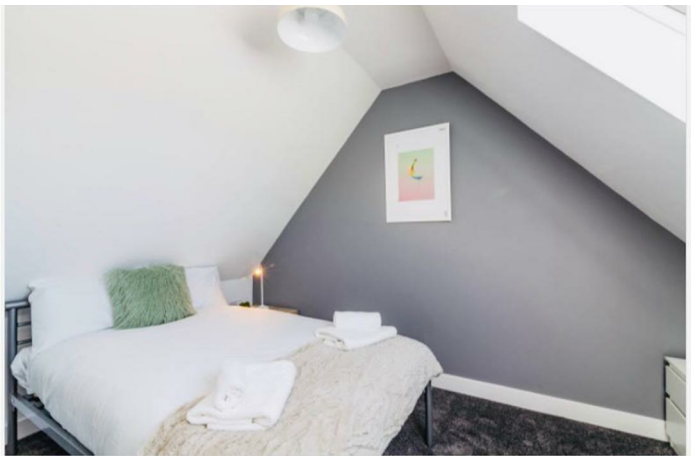
Gas centrally heated and double glazed accommodation, refurbished to a good standard internally and externally, with car standing, enclosed private gardens and contemporary accommodation throughout. Ideal for potential HMO subject to the necessary permissions.

The property comes to the market with immediate vacant possession and the internal accommodation briefly comprises entrance hallway, lounge with bay window to the front, ground floor cloakroom/w.c. and refitted contemporary breakfast kitchen with French doors to the rear garden. Rising to the first floor are three bedrooms, bath and shower room/w.c. and stairs to a second floor landing, two further bedrooms and further shower room/w.c

Outside, there is off-street car standing to brick/block paved driveway at the front and enclosed gardens at the rear.

Seldom are such large properties offered to the market in refurbished condition and an early internal viewing comes highly recommended.





ENTRANCE HALL
Central heating radiator, laminate flooring and double glazed front entrance door. Door to:

LOUNGE
18'5" x 17'8" (5.619 x 5.402)
Stripped and varnished parquet flooring. UPVC double glazed bay window at the front, double panel central heating radiator.

GROUND FLOOR CLOAKS/W.C.
With low flush suite and wall mounted gas boiler (for central heating and hot water.)

KITCHEN
11'4" x 10'9" (3.468 x 3.285)
An impressive contemporary refitted kitchen comprising a host of wall and base cupboards, integrated electric oven, ceramic hob and glass splashback with contemporary extractor, inset single drainer sink unit, further appliance space, under-unit lighting, feature radiator, laminate flooring, UPVC double glazed French doors to the rear garden.

FIRST FLOOR LANDING
UPVC double glazed window at the side and access to all bedrooms and bathroom.

BEDROOM 1
12'9" x 10'5" (3.897 x 3.2)
Central heating radiator, television data and point, UPVC double glazed window to the front.

BEDROOM 2
11'3" x 8'0" (3.44 x 2.451)
Central heating radiator and double glazed window at the rear.

BEDROOM 3
10'9" x 7'10" (3.291 x 2.4)
Television aerial point, central heating radiator, UPVC double glazed window at the front.

BATH/SHOWER ROOM/WC
Comprising a contemporary refitted suite to vanity wash hand basin, panel bath and single shower cubicle with mains shower, heated towel rail, tiled splashbacks and double glazed window to the rear.

SECOND FLOOR LANDING

ATTIC BEDROOM 4
14'8" x 7'5" (4.490 x 2.286)
Central heating radiator and Velux window.

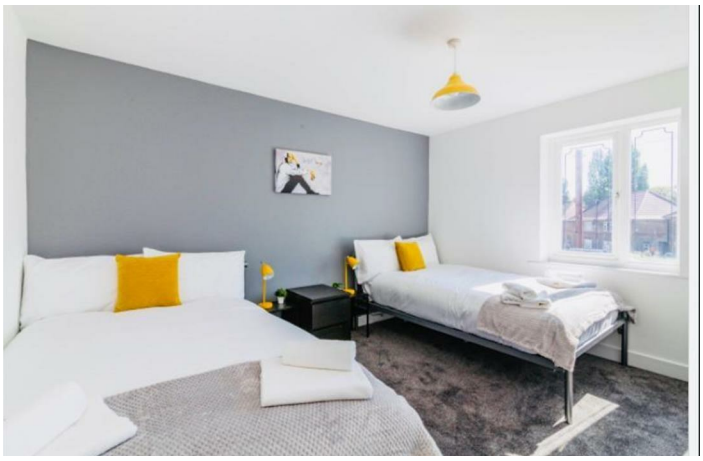
ATTIC BEDROOM 5
12'2" x 10'7" (3.713 x 3.241)
Central heating radiator and Velux window.

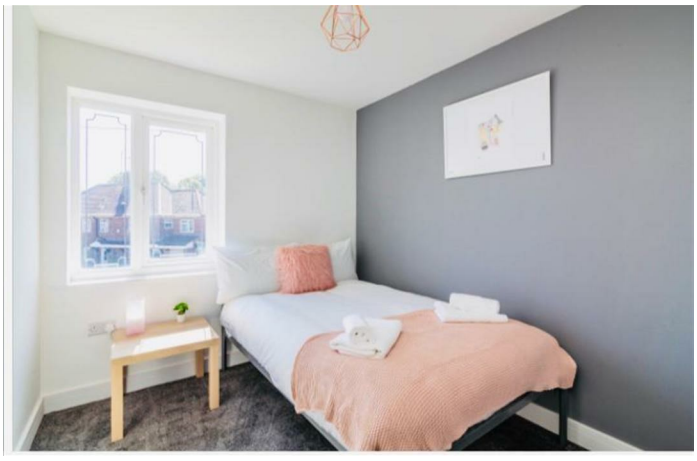
SHOWER ROOM/W.C.
Vanity wash hand basin, low flush w.c. and single shower cubicle with electric shower over, tiled walls, splashbacks.

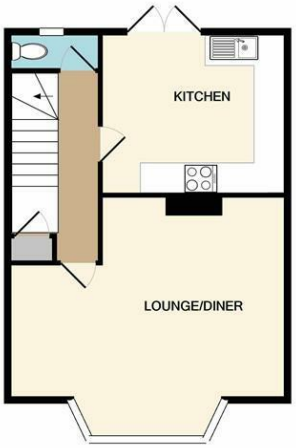
OUTSIDE
Fenced and walled lawned gardens at the front with off-street car-vehicle standing to an attractive brick/block paved driveway with wrought iron double retaining gates and pedestrian gate. Fenced rear garden with decked patio area and further lawns, fenced and enclosed.

DIRECTIONAL NOTE
Proceeding out of Beeston on Wollaton Road turn left after Lidl into Broughton Street, continue to Park Street and Bramcote Avenue at the 'T' junction, turn left onto Bramcote Lane and then first right onto Inham Road. Tum left onto Blandford Road follow the road down where thge property can be found as the last property on the right hand side, clearly identified by our For Sale Board.

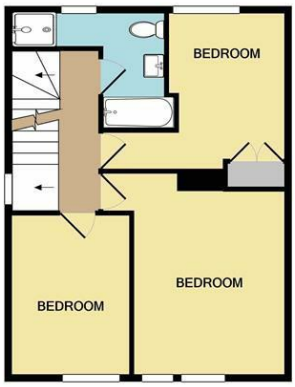
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GROUND FLOOR



1ST FLOOR



2ND FLOOR

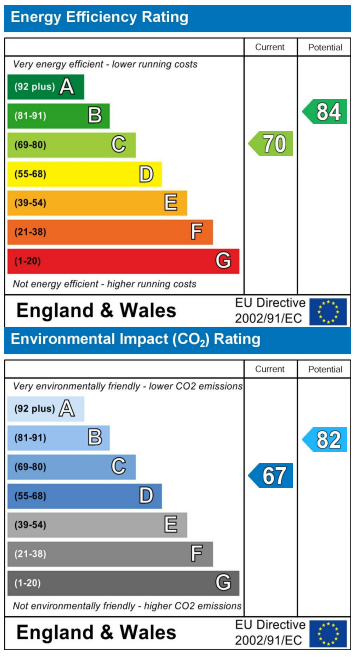
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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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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