Robert Ellis

look no further...

Chetwynd Road,
Chilwell, Nottingham
NG9 5GD

£235,000 Freehold

A stylish two-bedroom, semi-detached house with a conservatory to the rear.

Having been well-maintained and upgraded by the current vendor, this traditional house has an open plan kitchen diner to the rear and well proportioned room sizes throughout, that would appeal to a variety of potential purchasers, but is considered ideal for a first time buyer or investor.

In brief the contemporary interior comprises; entrance hall, sitting room, open plan kitchen diner and conservatory to the ground floor, rising to the first floor are two good sized bedrooms and a bathroom.

Outside the property has a drive and an established garden to the front, and to the rear, there is a private and mature well stocked garden, with lawn, shrubs, and a useful store and potting shed.

Occupying an established an sought-after residential location, well placed for local shops, schools, parks and excellent transport links, this ready to move into property is well worthy of viewing.

Entrance Hall
Double glazed entrance door, radiator and stairs leading to the first floor landing.

Sitting Room
13'5" x 11'9" (4.09m x 3.60m)
UPVC double glazed bay window, two radiators, fuel effect gas fire with granite style hearth and Adam-style surround.

Kitchen Diner
16'8" x 12'9" (5.09m x 3.90m)
A modern kitchen comprising: ample wall and base units, work surfacing with tiled splashback, under unit lighting, single sink and drainer unit with mixer tap, integrated electric oven and grill with gas hob with air filter above, electric oven and grill, plumbing for a washing machine, integrated fridge freezer and dishwasher, UPVC double glazed window, door, two radiators, useful under stairs cupboard with UPVC double glazed window.

Conservatory
14'2" x 9'7" (4.34m x 2.94m)
UPVC double glazed windows, patio doors to the garden and a radiator.

First Floor Landing
UPVC double glazed window and loft hatch.

Bedroom One
13'4" x 9'8" (4.07m x 2.95m)
UPVC double glazed window, fitted mirror fronted wardrobes, radiator and useful over stairs cupboard.

Bedroom Two
12'10" x 8'7" (3.92m x 2.63m)
UPVC double glazed window and radiator.

Bathroom
9'9" x 7'7" (2.98m x 2.32m)
Fitted with a low level WC, pedestal wash hand basin, bath with shower off the tap, shower cubicle with 'Mira' shower over, part tiled walls radiator, UPVC double glazed window and airing cupboard housing the 'Glow Worm' boiler.

Loft Space
With retractable ladder, features Velux window, radiator, power and light.

Outside
To the front the property has a drive providing off road parking, a lawn, and established borders with gated access leading to the rear. To the rear the property has mature and well maintained garden, with decking, power point and outside tap, a lawn, well stocked beds and borders, a further raised border and useful brick store and potting shed.

Store
10'5" x 7'0" (3.18m x 2.15m)
UPVC double glazed door.

Potting Shed/Greenhouse
5'4" x 7'0" (1.65m x 2.14m)
UPVC double glazed window.

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
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.

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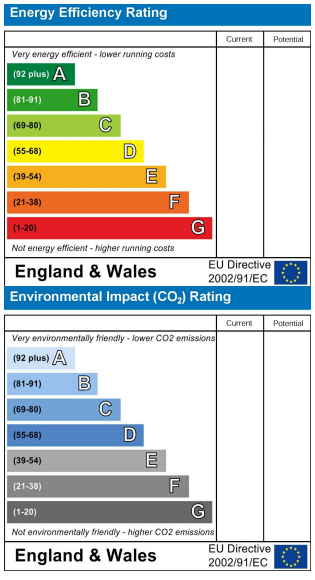

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