Robert Ellis

look no further...







Haddon Crescent,
Chilwell, Nottingham
NG9 5JT

£260,000 Freehold

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A traditionally styled and constructed three-bedroom semi-detached house offering great potential.

Benefitting from a conservatory to the rear and generous garden, this well-presented house is available to the market with the benefit of chain free vacant possession.

In brief the internal accommodation comprises: porch, hallway, sitting room, dining room, kitchen, and conservatory to the ground floor, rising to the first floor are three bedrooms, WC and bathroom.

Outside the property occupies a good sized plot with a drive to the front with garage beyond, mature and established gardens to both front and rear.

Tucked away in a popular crescent, yet well placed for local shops, excellent transport links, schools, parks and a wide variety of other facilities.





A composite double glazed entrance door leads to porch. UPVC double glazed door leads to hallway.

Entrance Hall
UPVC double glazed window to the side, radiator, cloaks cupboard, and two further under stairs cupboards, one of which has a window.

Sitting Room
14'2" x 11'0" (4.34m x 3.36m)
UPVC double glazed bay window, radiator, and a gas-fire with Adam style surround.

Dining Room
11'6" x 10'11" (3.52m x 3.33m)
UPVC double glazed patio door, radiator, and gas fire with Adam style surround.

Kitchen
8'3" x 6'8" (2.53m x 2.05m)
Fitted wall and base units, work surfacing with tiled splashback, single sink and drainer unit with mixer tap, Creda electric cooker, UPVC double glazed window and door.

Conservatory
15'9" x 7'2" decreasing to 5'3" (4.81m x 2.19m decreasing to 1.61m)
UPVC double glazed patio doors and window, tap, and plumbing for a washing machine.

Landing
UPVC double glazed window, wall mounted gas heater and loft hatch.

Bedroom One
14'6" x 11'6" (4.44m x 3.52m)
UPVC double glazed window, radiator, fitted wardrobe and dressing table.

Bedroom Two
11'6" x 9'9" (3.53m x 2.99m)
UPVC double glazed window, radiator, and fitted cupboard.

Bedroom Three
7'1" x 6'4" (2.16m x 1.94m)
UPVC double glazed window and radiator.

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

Bathroom
7'10" x 5'7" (2.41m x 1.71m)
Pedestal wash-hand basin, bath, part tiled walls, UPVC double glazed window and radiator.

Outside
To the front the property has a drive providing car standing with the detached garage beyond, a primarily lawned garden with shrubs. To the rear the property has an enclosed garden with patio, lawn, various well stocked beds and borders with shrubs and trees and two sheds.

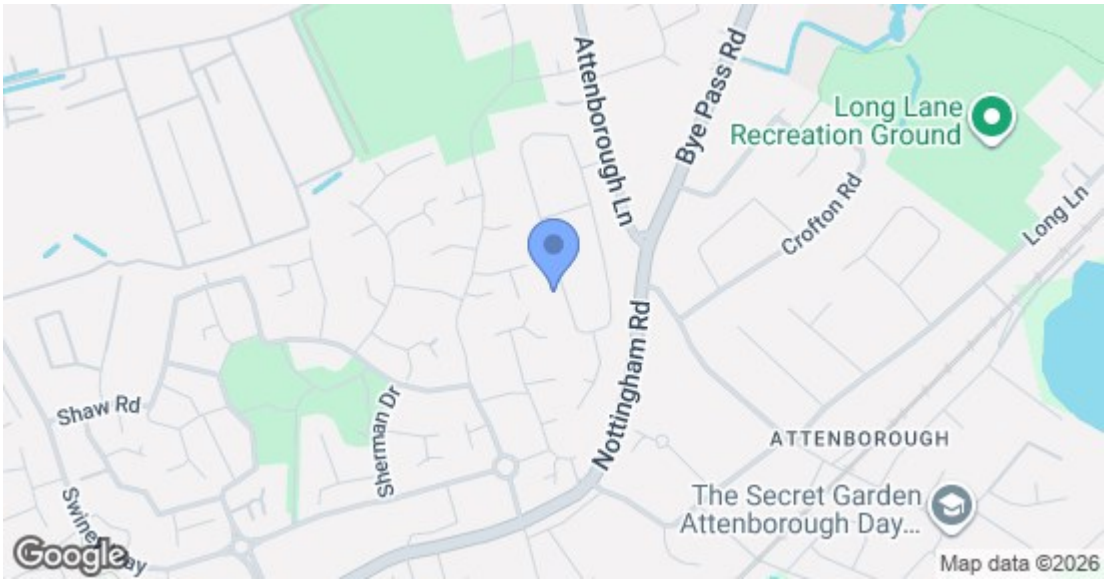
Material Information:
Freehold
Property Construction: Brick
Water Supply: Mains
Sewerage: Mains
Heating: Mains Gas
Solar Panels: No
Building Safety: No Obvious Risk
Restrictions: None
Rights and Easements: None
Planning Permissions/Building Regulations: None
Accessibility/Adaptions: None
Does the property have spray foam in the loft?: No
Has the Property Flooded?: No

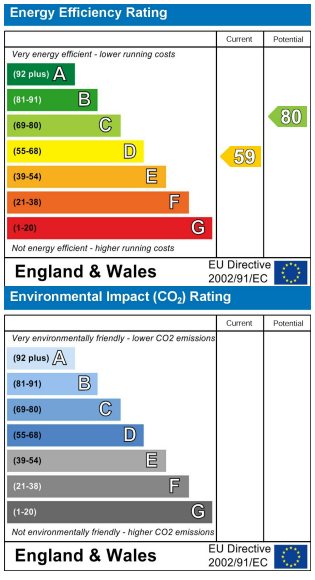
Disclaimer:
These details and Key facts are for guidance only and complete accuracy cannot be guaranteed If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Full material information is available in hard copy upon request.











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