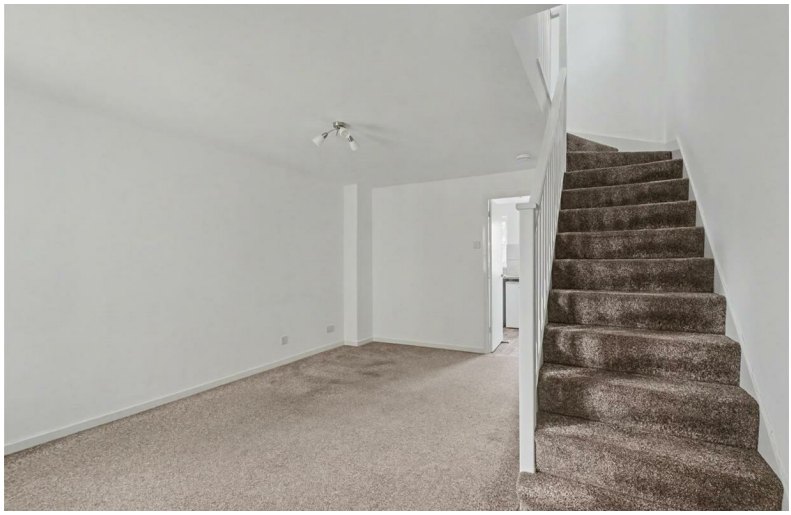
Robert Ellis

look no further...



Ayton Gardens,
Chilwell, Nottingham
NG9 6NQ

£225,000 Freehold

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A well-presented two-bedroom end-terrace house.

Benefitting from modern fixtures and fittings throughout, this excellent property offers ready to move into accommodation and is considered ideal for a first time buyer or investor.

In brief the internal accommodation comprises entrance hall, open plan lounge diner, kitchen, then rising to the first floor are two bedrooms and bathroom.

Outside the property has a parking space to the front and primarily lawned gardens to both the front and rear.

Occupying an established and sought-after residential location, well placed for local schools, shops, parks, excellent transport links and a variety of other facilities this great property is well worthy of viewing.

Entrance Porch
UPVC double glazed entrance door and further door leading to the lounge diner.

Lounge Diner
14'10" x 12'7" (4.54m x 3.85m)
UPVC double glazed window, stairs off to first floor landing and wall mounted electric heater.

Kitchen
12'7" x 8'2" (3.84m x 2.50m)
Fitted wall and base units, work surfacing with splashback, single sink and drainer with mixer tap, inset electric hob with air filter above, inset electric oven, plumbing for a washing machine, UPVC double glazed window and door to the exterior and wall-mounted electric heater.

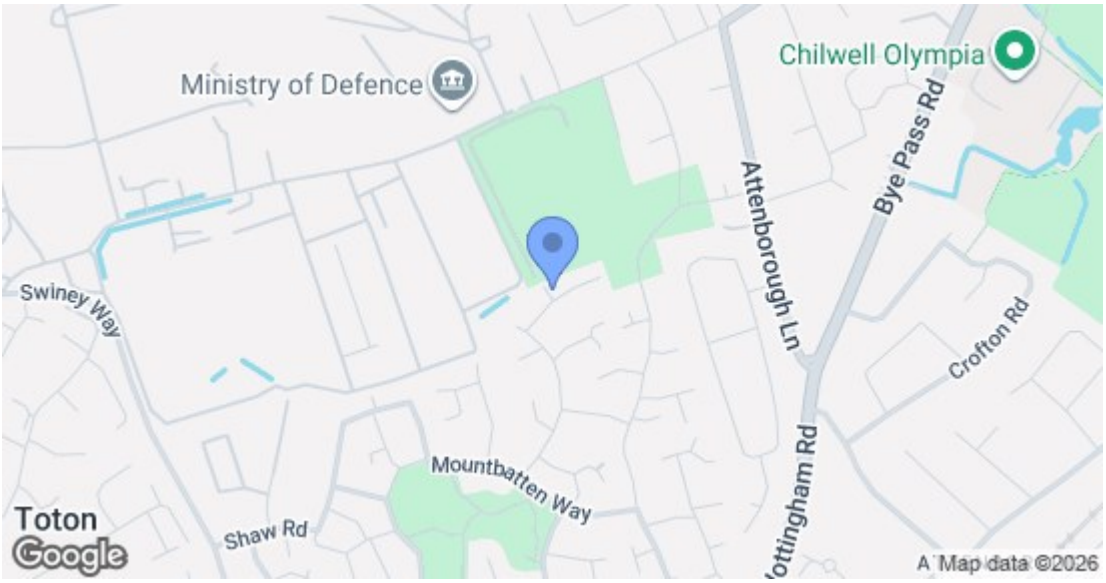
First Floor Landing
UPVC double glazed window and loft hatch.

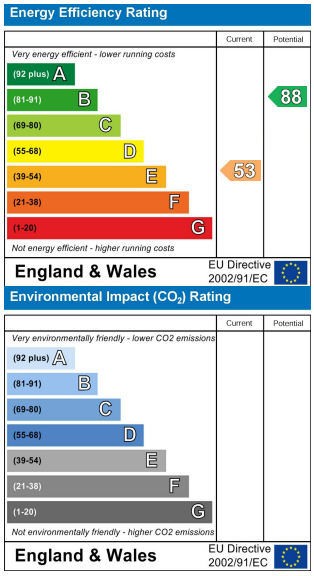
Bedroom One
12'6" x 8'4" (3.83m x 2.56m)
UPVC double glazed window and wall-mounted electric heater.

Bedroom Two
12'7" x 7'0" (3.84m x 2.14m)
Two UPVC double glazed windows, wall-mounted electric heater and airing cupboard housing the hot water cylinder.

Bathroom
With fitments in white comprising WC, pedestal wash-hand basin with shaver point, bath with Triton shower over, part tiled walls, extractor and wall-mounted heated towel rail.

Outside
To the front, the property has a primarily lawned garden and a parking space, with gated access leading along the side of the property to the rear garden. To the rear, the property has decking and a primarily lawned garden and timber shed.





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.