



Mottram Road,  
Chilwell, Nottingham  
NG9 4EZ

**£235,000 Freehold**



A well-presented three-bedroom semi-detached house with a garden room to the rear.

Having been well maintained and upgraded by the current vendor, including a replacement roof and boiler, this excellent home offers an appealing living space with lots of character and charm,

In brief the internal accommodation comprises: entrance hall, sitting room, kitchen diner, garden room, and bathroom to the ground floor. Rising to the first floor are three good sized bedrooms.

Outside the property has mature and well manicured gardens to both front and rear, a drive providing car standing, brick store, shed, and work shop.

Tucked away in a sought-after and established residential location, convenient for a wide range of local amenities including excellent transport links, local schools, shops, parks, and a range other facilities.



A composite double glazed entrance door with flanking leaded window leads to hallway.

#### Entrance Hall

With tiled flooring, radiator, under stairs cupboard, stairs off to first floor landing.

#### Sitting Room

14'8" x 10'9" (4.48m x 3.28m )

UPVC double glazed window, radiator, Adam-style fire surround and solid oak flooring.

#### Kitchen Diner

13'3" x 9'1" (4.06m x 2.78m )

Fitted wall and base units, work surfacing with tiled splashback, a single sink with hot and cold taps, plumbing for a washing machine, inset gas hob, with inset electric oven below, tiled flooring, wooden windows, and radiator.

#### Garden Room/Study

11'5" x 5'10" (3.50m x 1.78m )

UPVC double glazed window and patio doors to the rear garden.

#### Bathroom

With a modern suite in white comprising: WC, pedestal wash-hand basin, bath with mains control shower over, fully tiled wall, tiled flooring, UPVC double glazed window, wall mounted heated towel rail.

#### First Floor Landing

UPVC double glazed window, radiator, and loft-hatch.

#### Bedroom One

13'3" x 11'5" (4.04m x 3.50m )

UPVC double glazed window, radiator, and recessed wardrobe and hanging rail.

#### Bedroom Two

12'6" x 8'0" (3.82m x 2.44m )

UPVC double glazed window and radiator.

#### Bedroom Three

8'1" x 8'7" (2.47m x 2.63m )

UPVC double glazed window and radiator.

#### Outside

To the front the property has a mature garden with a hedge boundary and established shrubs and trees, a gravel area, bin store, path to the front door, and drive providing ample car standing with gated access to the side. To the rear the property has a mature and private garden with patio, lawn, well stocked beds and borders with shrubs and trees, further patio area with pergola, brick store with boiler, shed and further workshop.

#### 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

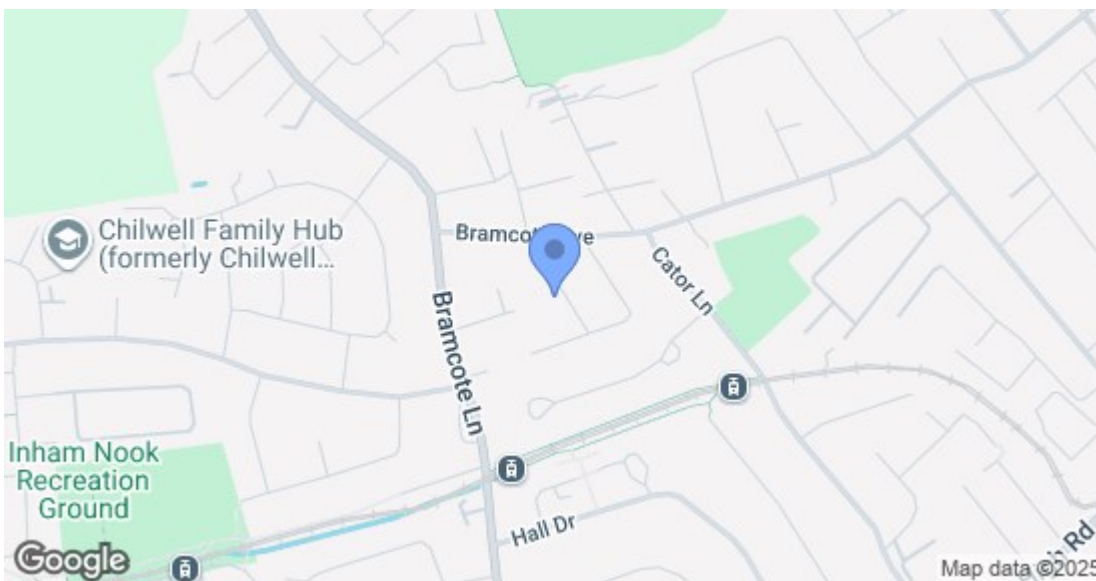
Has the Property Flooded?: No

#### 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.



**Robert Ellis**  
ESTATE AGENTS



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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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