Robert Ellis

look no further. . .

Inham Road

Chilwell, Nottingham NG9 4JF

A well proportioned three bedroom mid-terraced house.

Offers Over £225,000 Freehold

A well proportioned three bedroom mid-terraced house.

Situated in this popular and convenient residential location readily accessible for a range of local shops and amenities including schools, playing fields, transport links including the NET tram and the A52 and M1 for further afield, this fantastic property is considered an ideal opportunity for a variety of potential purchasers including first time buyers, young professionals, families and investors.

In brief, the internal accommodation comprises: Entrance hallway, lounge, conservatory and kitchen/diner to the ground floor with three good sized bedrooms, shower room and a separate WC to the first floor.

To the front of the property you will find a private and enclosed lawned garden with a slate chipping area, mature shrubs and hedged boundaries. To the rear you will find a good sized enclosed garden with a patio area with lawn beyond, stocked beds and borders, mature shrubs and fenced boundaries.

Offered to the market with the benefit of ready to move in condition and UPVC double glazing and gas central heating throughout. This great property truly must be viewed in order to be fully appreciated.

Entrance Hallway
With UPVC double glazed front door with flanking window, radiator, stairs to first floor, door to the lounge and opening to the kitchen/diner.

Kitchen/Diner
14'0" reducing to 8'1" x 12'4" reducing to 9'1" (4.27 reducing to 2.48 x 3.78 reducing to 2.77)
With a range of modern wall, base and drawer units in white, worksurfaces, breakfast bar, one and a half bowl sink with drainer and mixer tap, integrated electric oven and hob with air filter over, integrated fridge freezer, plumbing for a washing machine, pantry, UPVC double glazed door and window to the rear and UPVC double glazed door to the front porch.

Lounge
19'5" x 10'7" (5.92 x 3.23)
With an electric fire, UPVC double glazed window to the front, radiator and door to the conservatory.

Conservatory
11'8" x 9'6" (3.57 x 2.92)
Carpeted conservatory with UPVC double glazed windows around and UPVC double glazed door to the rear.

First Floor Landing
With loft hatch and doors to the WC, shower room and three bedrooms.

Bedroom One
19'5" reducing to 14'2" x 9'2" reducing to 6'5" (5.93 reducing to 4.34 x 2.81 reducing to 1.96)
Carpeted room with UPVC double glazed windows to the front and rear and radiator.

Bedroom Two
10'8" x 9'2" (3.27 x 2.80)
Carpeted room with UPVC double glazed window to the front, radiator and a generous storage cupboard.

Bedroom Three
9'11" x 7'9" (3.04 x 2.37)
Carpeted room with UPVC double glazed window to the rear, radiator and airing cupboard housing the hot water cylinder.

Shower Room
With a corner shower, pedestal wash hand basin, tiled flooring and walls, heated towel rail, spotlights and UPVC double glazed window to the rear.

WC
With WC, tiled flooring and UPVC double glazed window to the rear.

Outside
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Whilst every attempt has been made to ensure the accuracy of the floorplan 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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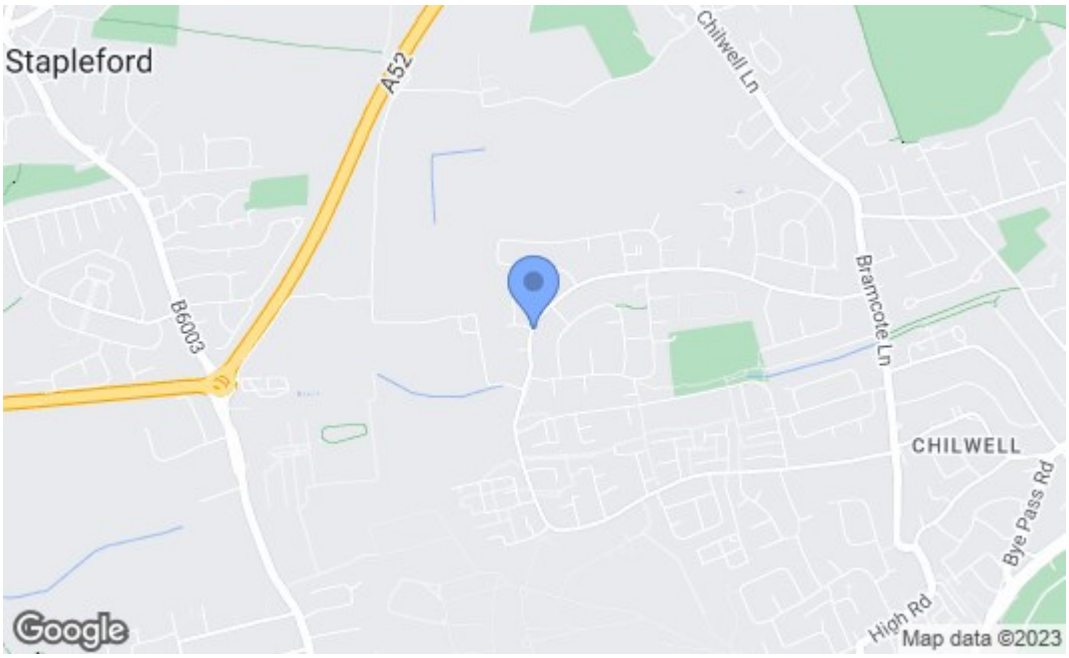

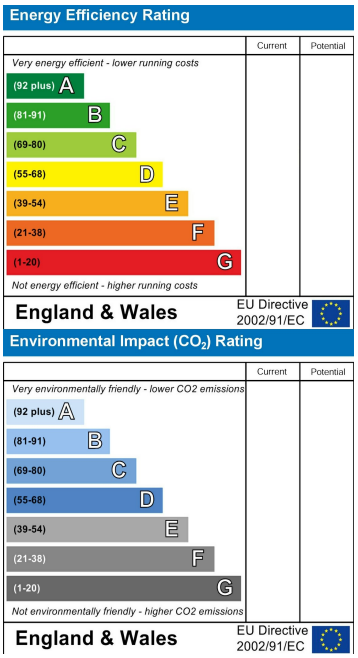

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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