

# Robert Ellis

*look no further...*



Scrivelsby Gardens,  
Chilwell, Nottingham  
NG9 5HJ

**£270,000 Freehold**

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Having been well maintained, the property offers a clean and tidy interior, though also displays excellent potential for the incoming purchaser to upgrade and remodel the property to their taste and requirements.

In brief the internal accommodation comprises: entrance hall, sitting room, dining room, kitchen, WC, and bathroom, rising to the first floor are three good sized bedrooms.

Outside the property has a gated drive to the front and established borders, and to the rear has a primarily lawned garden, with stocked borders, patio and shed.

Available to the market with the benefit of chain free vacant possession, and being tucked away in an established and sought-after residential location, yet convenient for a wide range of local amenities including excellent transport links, schools, shops, and leisure facilities.



### Entrance Hall

UPVC double glazed entrance door with flanking windows, radiator, stairs off to the first floor landing and under stairs cupboard.

### Sitting Room

13'11" x 10'10" (4.25m x 3.32m )

UPVC double glazed bay window to the front, electric fuel effect fire with Adam-style surround, and radiator.

### Dining Room

10'9" x 10'5" (3.30m x 3.20m )

Two UPVC double glazed windows and radiator.

### Kitchen Diner

13'11" x 8'10" (4.25m x 2.71m )

Fitted wall and base units, work surfacing with tiled splashback, single sink and drainer unit with mixer tap, inset electric hob with oven below and extractor above, plumbing for a washing machine, further appliance space, UPVC double glazed window and radiator.

### WC

Fitted with a WC, fully tiled walls, UPVC double glazed window.

### Shower Room

Wash-hand basin inset to vanity unit, shower cubicle with mains control shower over, fully tiled walls, radiator, UPVC double glazed window.

### First Floor Landing

UPVC double glazed window, and loft hatch.

### Bedroom One

14'0" x 10'11" (4.27m x 3.33m )

UPVC double glazed windows to the front and rear, radiator, fitted wardrobes and drawers.

### Bedroom Two

10'9" x 8'3" (3.29m x 2.54m )

UPVC double glazed window and radiator.

### Bedroom Three

7'9" x 8'11" (2.37m x 2.72m )

UPVC double glazed window, radiator, and over stairs cupboard housing the main boiler.

### Outside

To the front, the property has a gated drive providing car standing, and a low maintenance garden with gravelled area, and established shrubs. Gated access leads along the side of the property to the rear and enclosed garden. To the rear the property has a primarily lawned garden with patio, stocked beds and borders with mature shrubs and trees and a timber shed.

### 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

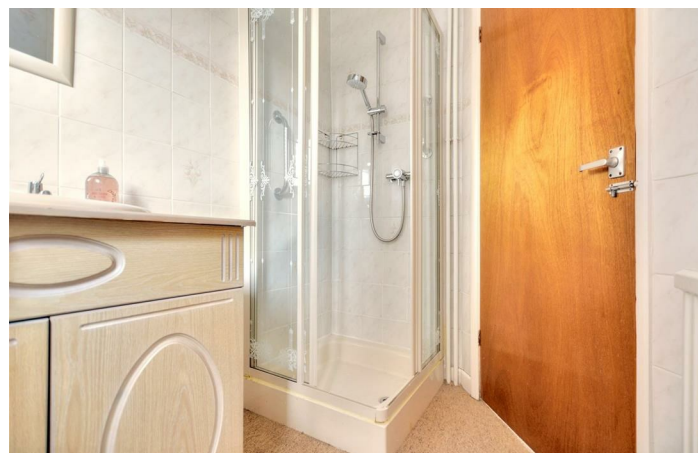
Planning Permissions/Building Regulations: Extended by former owner.

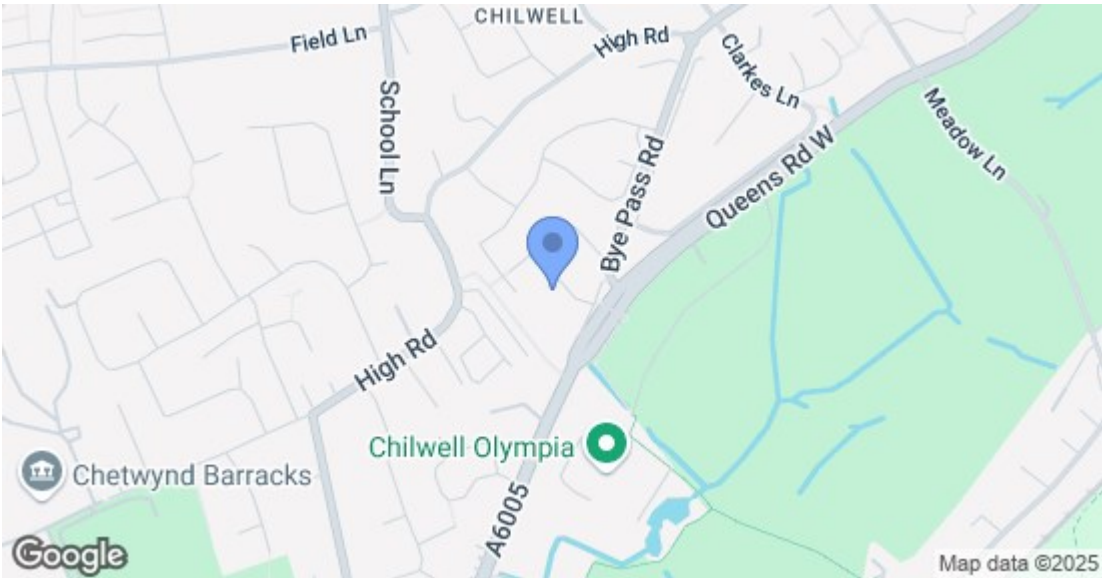
Accessibility/Adaptions: None

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.





| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 85        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       | 60      |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
| England & Wales 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                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

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