



Russell Gardens,  
Chilwell, Nottingham  
NG9 6NY

**£250,000 Freehold**



Nestled in the charming area of Russell Gardens, Beeston, Nottingham, this delightful semi-detached house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts two well-proportioned bedrooms, making it ideal for small families, couples, or individuals looking for extra space.

Upon entering, you will find a welcoming reception room that serves as a perfect space for relaxation or entertaining guests. The layout is both practical and appealing, ensuring that every corner of the home is utilised effectively. The bathroom is conveniently located, catering to the needs of the household with ease.

One of the notable features of this property is the provision for parking, which is a valuable asset in this desirable location. The surrounding area of Beeston is known for its vibrant community and excellent amenities, including shops, schools, and parks, making it a fantastic place to live.

This semi-detached house in Russell Gardens is not just a property; it is a place where you can create lasting memories. With its blend of comfort, convenience, and a friendly neighbourhood, it is certainly worth considering for your next home.



### Entrance Hall

UPVC double glazed entrance door, UPVC double glazed window to the front and door to the lounge.

### Lounge

13'10" x 12'7" (4.24m x 3.84m )

With laminate flooring, UPVC double glazed window to the front, electric fire, radiator, stairs to the first floor and door to the kitchen diner.

### Kitchen Diner

12'6" x 9'2" (3.82m x 2.81m )

With a range of wall, base and drawer units, work surfaces, one and half bowl sink and drainer unit with mixer tap, integrated electric oven with gas hob and air filter over, plumbing for a washing machine, space for a fridge freezer, tiled splashbacks, spotlights, radiator, and UPVC double glazed French doors, and UPVC double glazed window to the rear.

### First Floor Landing

With a loft hatch, and doors to the bathroom and two bedrooms.

### Bedroom One

12'7" x 9'7" (3.84m x 2.93m )

A carpeted double-bedroom with fitted wardrobe, UPVC double glazed window to the front, radiator, and airing cupboard housing the hot water cylinder.

### Bedroom Two

12'7" x 6'7" (3.84m x 2.03m )

A carpeted double-bedroom with UPVC double glazed window to the rear, fitted wardrobe, and radiator.

### Bathroom

Incorporating a three-piece suite comprising: panelled bath with electric shower over, pedestal wash-hand basin, WC, tiled splashbacks, radiator, UPVC double glazed window to the side.

### Garage

18'6" x 10'5" (5.64m x 3.2m )

With an up and over garage door to the front, light and power, window and pedestrian door to the rear.

### Outside

To the front of the property you will find a gravelled area with off-road parking in front of the grange, and to the rear you find a paved patio overlooking the lawn beyond, and fence boundaries.

### 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

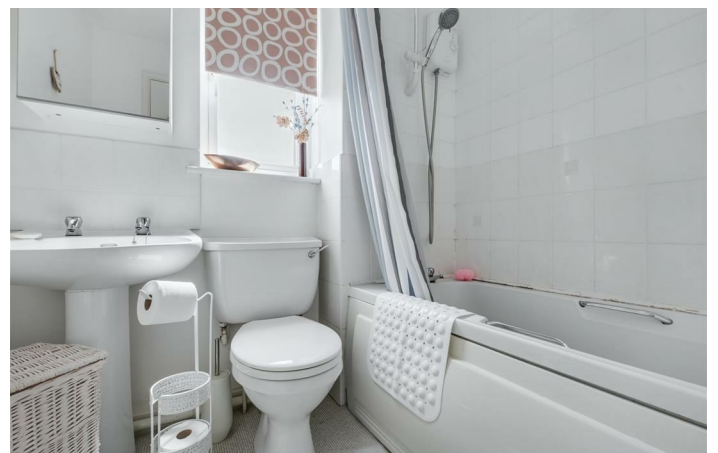
Accessibility/Adaptions: None

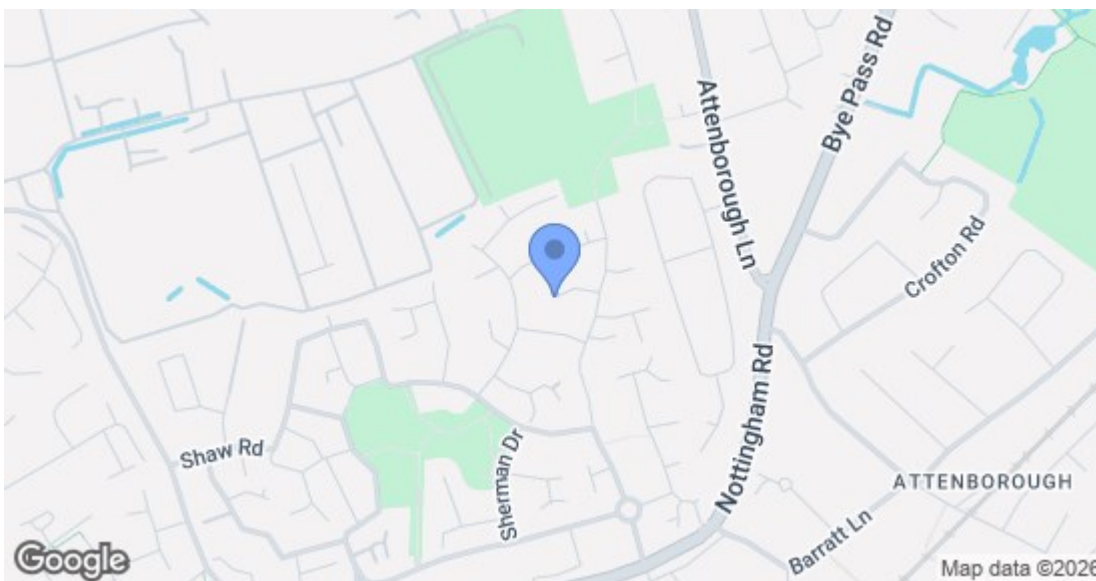
Does the property have spray foam in the loft?: No

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.





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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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