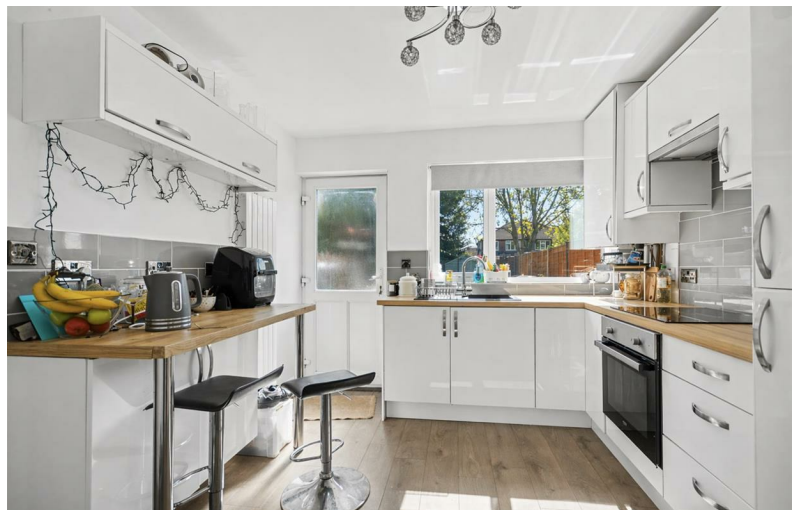




Marton Road,
Chilwell, Nottingham
NG9 5JY

£225,000 Freehold



Situated on Marton Road, this delightful semi-detached house presents an excellent opportunity for families and first-time buyers alike. The property boasts three well-proportioned bedrooms, providing ample space for rest and relaxation. The inviting reception room serves as a perfect gathering space for family and friends, creating a warm and welcoming atmosphere.

The house features a three-piece bathroom, ensuring convenience for daily routines. With its semi-detached design, the property benefits from a sense of privacy while still being part of a friendly neighbourhood. The surrounding area is known for its community spirit and offers a range of local amenities, including shops, schools, and parks, making it an ideal location for families.

Whether you are looking to settle down or invest in a property with great potential, this semi-detached house on Marton Road is certainly worth considering. Don't miss the chance to make this lovely house your new home.



Entrance Hall

UPVC double glazed entrance door, radiator, stairs to the first floor, and door to the lounge.

Lounge

11'10" x 11'10" (3.63m x 3.63m)

A carpeted reception room with feature log burner with tiled surround, UPVC double glazed bay window to the front, radiator and door the kitchen.

Kitchen

10'0" x 9'10" (3.07m x 3.02m)

Fitted with a range of modern wall, base and drawer units, work surfaces, sink with drainer and a mixer tap, integrated electric oven with electric hob and air filter over, integrated fridge freezer, tiled splashbacks, breakfast bar, radiator, useful understairs storage space, UPVC double glazed door and window to the rear, plumbing for a washing machine, and door to the bathroom.

Bathroom

Incorporating the three-piece suite comprising panelled bath with electric shower over, pedestal wash-hand basin, WC, tiled splashbacks, heated towel rail, UPVC double glazed window to the rear and extractor fan.

Landing

UPVC double glazed window to the side, loft hatch and doors to the three bedrooms.

Bedroom One

11'10" x 11'10" (3.63m x 3.63m)

A carpeted double bedroom with built-in storage cupboard, UPVC double glazed window to the front and radiator.

Bedroom Two

10'6" x 7'11" (3.22m x 2.42m)

A carpeted double bedroom with UPVC double glazed window to the rear and radiator.

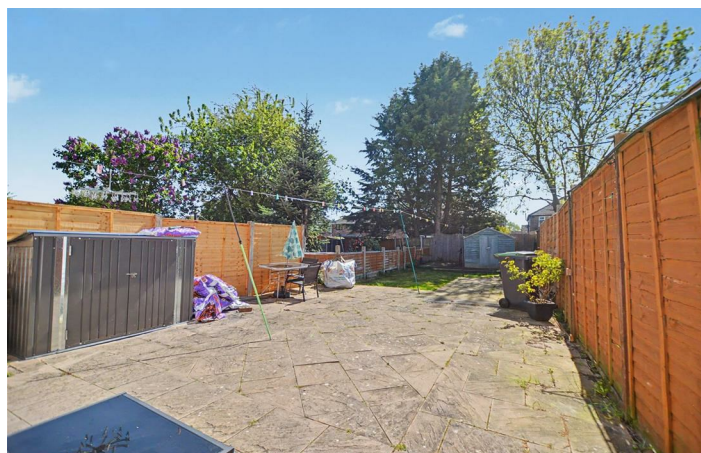
Bedroom Three

7'0" x 6'11" (2.13m x 2.11m)

A carpeted bedroom with UPVC double glazed window to the rear and radiator.

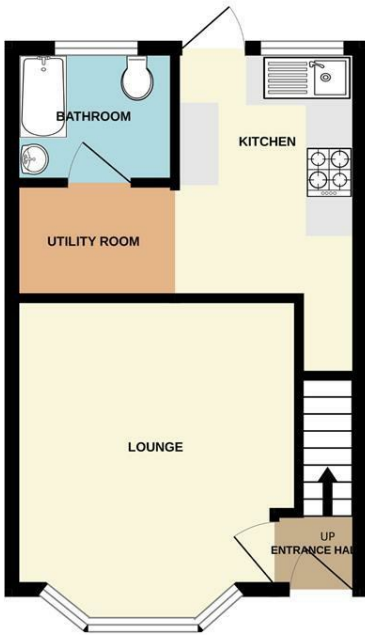
Outside

To the front of the property you will find a low-maintenance gravelled garden with a picket fence around, and gated side access leading to the generous rear garden which includes a large paved patio area overlooking the lawn and decking area beyond useful storage shed and fence boundaries.

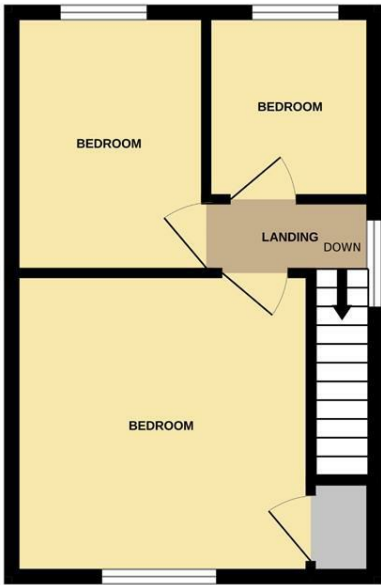




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	64	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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.