



Topliff Road,  
Chilwell, Nottingham  
NG9 5AS

**£165,000 Leasehold**



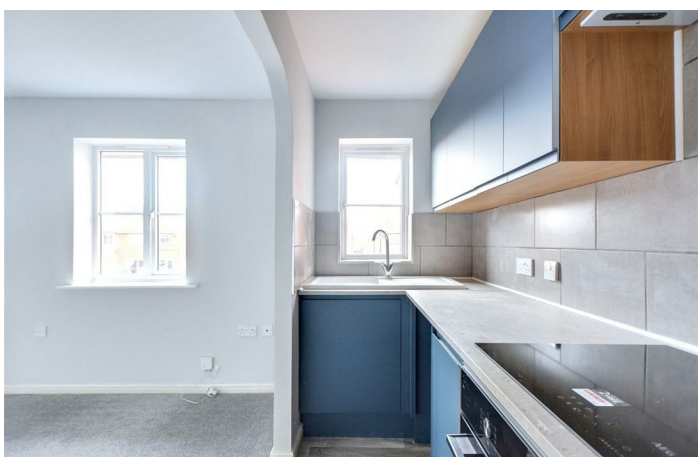


Situated on Topliff Road, this delightful maisonette offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for individuals or small families seeking a welcoming home. The maisonette features new carpets and new decoration throughout and offers a spacious reception room, providing an inviting space for relaxation or entertaining guests.

The bathroom is thoughtfully designed, ensuring both functionality and comfort. Although the flat's size is not specified, its layout is designed to maximise space and light, creating a warm and airy atmosphere throughout.

Topliff Road is a desirable location, known for its friendly community and easy access to local amenities. Residents will appreciate the proximity to shops, parks, and public transport links, making it an excellent choice for those who value both tranquillity and accessibility.

This maisonette presents a wonderful opportunity for anyone looking to settle in a vibrant area while enjoying the comforts of home. Whether you are a first-time buyer or seeking a rental property, this flat on Topliff Road is certainly worth considering.



### Entrance Hall

Entrance door, storage heater, stairs rising up to the landing.

### Landing

Airing cupboard housing the hot water cylinder, storage heater and doors to the bathroom, two bedrooms, and lounge diner.

### Lounge Diner

13'7" x 10'3" (4.15m x 3.14m )

A carpeted reception room with two storage heaters, two UPVC double glazed window to the rear, and an opening into the kitchen.

### Kitchen

10'3" x 4'0" (3.12m x 1.22m )

Fitted with a range of newly installed modern wall, base and drawer units in mineral blue, work surfaces, new ceramic sink and drainer unit with mixer tap, new AEG electric oven and induction hob with recirculating cabinet cooker hood over, tiled splashbacks, vinyl flooring, space for a fridge freezer, and washing machine, and UPVC double glazed window to the rear.

### Bedroom One

10'4" x 10'0" (3.15m x 3.07m )

A carpeted double-bedroom with electric heater, and UPVC double glazed window to the rear.

### Bedroom Two

9'11" x 7'9" (3.04m x 2.38m )

A carpeted double bedroom with electric heater, double fitted wardrobes, and UPVC double glazed window to the front.

### Bathroom

7'10" x 5'6" (2.4m x 1.7m )

Incorporating a three comprising: newly installed shower unit with dual bar shower column, Esteem vanity unit in pearl grey with Utopia ceramic basin and monobloc mixer tap, dark slate worktop, rimless soft close WC, grey heated towel rail, electric shaver point, UPVC double glazed window, extractor fan and vinyl flooring.

### Outside

The property benefits from a designated parking space and visitor parking spaces to the rear.

### Material Information:

Leasehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Electric

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

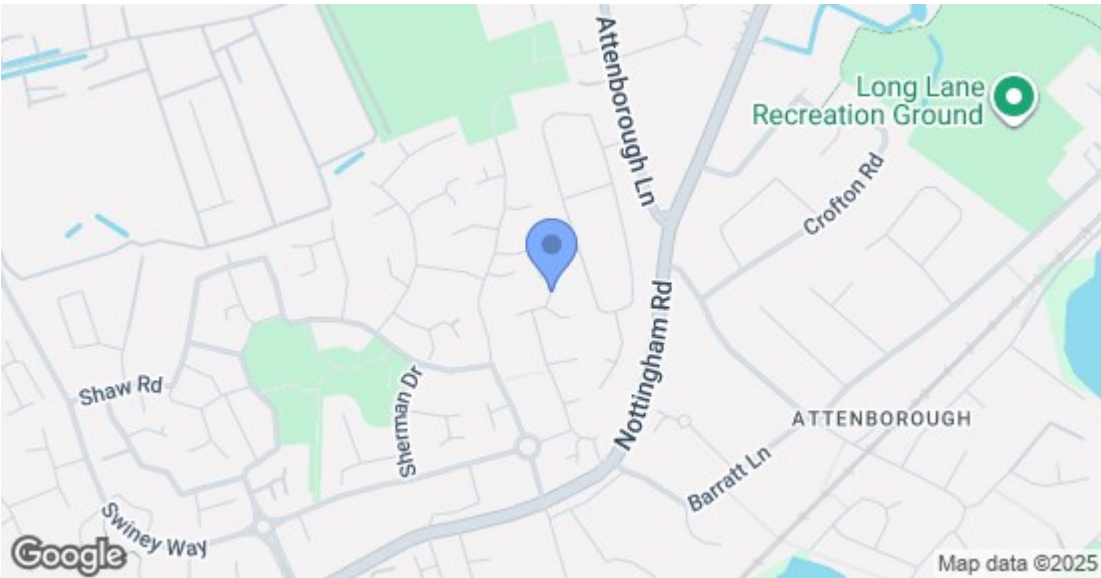
Does the property have spray foam in the loft?: No

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		
	66	79
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		
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