



Farm Road  
Chilwell, Nottingham NG9 5BZ

**Guide Price £350,000 Freehold**

GUIDE PRICE £350,000 - £365,000. A traditional three bedroom semi-detached house with driveway and carport offered to the market with the benefit of no upward chain.



A tidy three bedroom semi-detached property with driveway located in a sought after location within walking distance of Beeston town centre, offered to the market with the benefit of no chain.

Ideally placed for access to a variety of local shops and amenities including schools, public houses and Beeston town centre. The property also provides easy access to bus and tram routes in and around the city, with Beeston train station close by for journeys further afield.

In brief, the internal accommodation comprises: Entrance hall, open plan living/dining room and kitchen with access to the car port to the ground floor. Rising to the first floor are three bedrooms and a family bathroom.

The property benefits from a lawned front garden to the front with mature shrubs and a driveway to the side leading to the carport. To the rear is a primarily lawned garden with a paved seating area, mature shrubs and space for a shed and greenhouse.

This property is considered an ideal opportunity for a variety of purchasers including first time buyers, young professionals or families looking to be within a sought after location.

An early internal viewing comes highly recommended.



### Entrance Porch

A double glazed entrance door leads through to entrance porch.

### Entrance Hallway

Inner door leads to entrance hallway with laminate flooring and radiator.

### Living/Dining Room

30'10" x 10'11" (9.416 x 3.349)

With laminate flooring, two radiators, gas fire, UPVC double glazed bay window to the front aspect and French doors to the rear.

### Kitchen

11'10" x 8'1" (3.631 x 2.477)

With wall, base and drawer units with worksurfaces over, inset one and half bowl sink with drainer. Integrated appliances to include electric hob, oven and dishwasher. Space and fittings for freestanding fridge/freezer. Wall mounted combination boiler and access to under stairs pantry cupboard. UPVC double glazed window to the front aspect and door to the car port.

### Car Port

With space and plumbing for freestanding appliances to include washing machine and dryer. UPVC door to the rear garden.

### First Floor Landing

With access to the loft hatch and UPVC double glazed window to the side aspect.

### Bedroom One

15'10" x 10'8" (4.847 x 3.269)

Carpeted room with radiator, fitted wardrobes and UPVC window to the front aspect.

### Bedroom Two

10'10" x 11'9" (3.324 x 3.604)

Carpeted room with radiator, fitted wardrobes and UPVC double glazed window to the rear aspect.

### Bedroom Three

8'9" x 7'0" (2.671 x 2.139)

Carpeted room with radiator and UPVC double glazed window to the front aspect.

### Bathroom

Incorporating a four piece suite comprising bath, walk in rains power corner shower, sink and WC.

### Outside

To the front of the property is a lawned front garden with mature shrubs and a driveway to the side leading to car port. To the rear is a primarily lawned garden with a paved seating area, mature shrubs and space for a shed and greenhouse.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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. Made with MyHomeplan ©2020



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		66	
(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>		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		65	
(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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