

Firbank Court,  
Chilwell, Nottingham  
NG9 5NB

**£135,000 Leasehold**



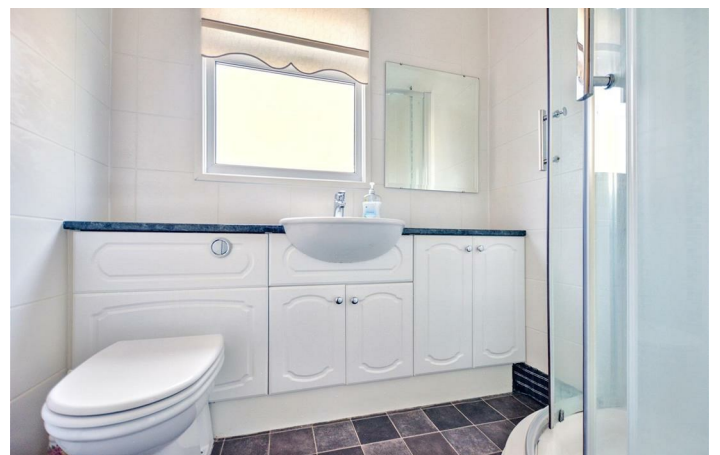
Situated in Chilwell, you are fantastically positioned for access to a wide range of local amenities including shops, schools, public houses, healthcare facilities and transport links.

This well-presented property would be considered an ideal opportunity for a wide range of buyers including first time purchasers, young professionals or anyone looking to add to a buy to let portfolio.

In brief the internal accommodation comprises; an entrance hall, lounge, kitchen, two double bedrooms and bathroom.

Outside the property has a communal lawned space to the front and an allocated brick-built outdoor storage cupboard.

With the benefit of UPVC double glazing throughout and gas central heating this property is well worthy of an early internal viewing.



### Entrance Hall

A composite door through to a carpeted entrance hall with a useful storage cupboard.

### Lounge

13'1" x 10'5" (4.01m x 3.18m )

A carpeted reception room, with radiator and UPVC double glazed window to the front aspect.

### Kitchen

11'2" x 10'5" (3.42m x 3.20m )

A range of wall and base units with work surfacing over and tiled splashbacks, one and a half bowl sink with mixer tap and drainer. Space and fittings for freestanding appliances to include an electric cooker, fridge freezer and washer dryer. Wall mounted boiler, radiator and UPVC double glazed window to the rear aspect.

### Bedroom One

11'5" x 10'11" (3.50m x 3.33m )

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

### Bedroom Two

A carpeted double bedroom, with radiator and UPVC double glazed window to the front aspect.

### Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, walk in mains powered shower, part tiled walls, heated towel rails and UPVC double glazed window to the rear aspect.

### Outside

A communal lawn space, maintained by the council and a brick-built storage cupboard.

### 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

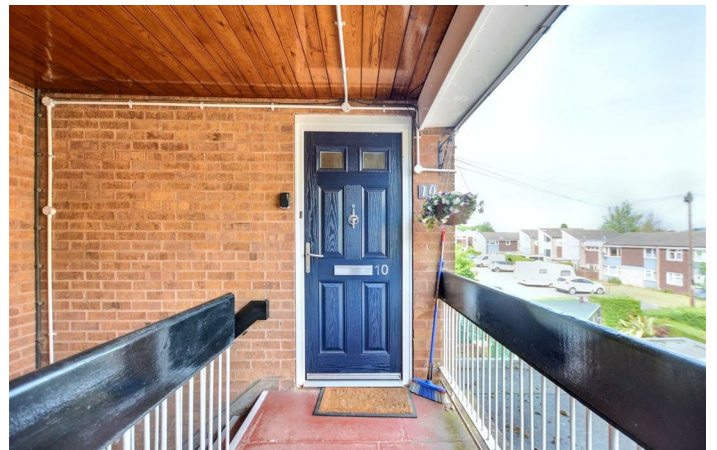
Accessibility/Adaptions: None

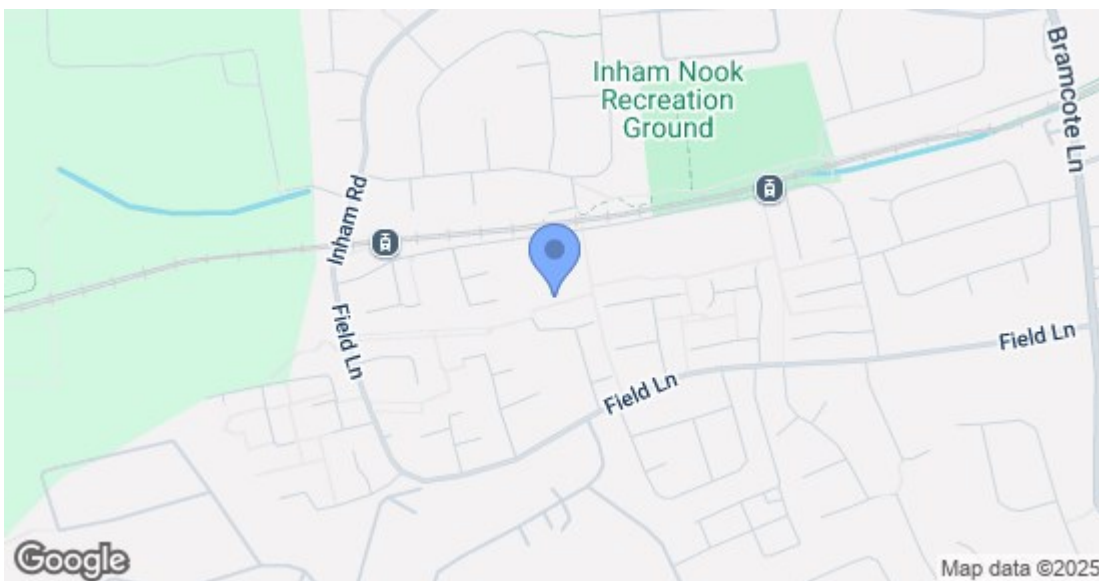
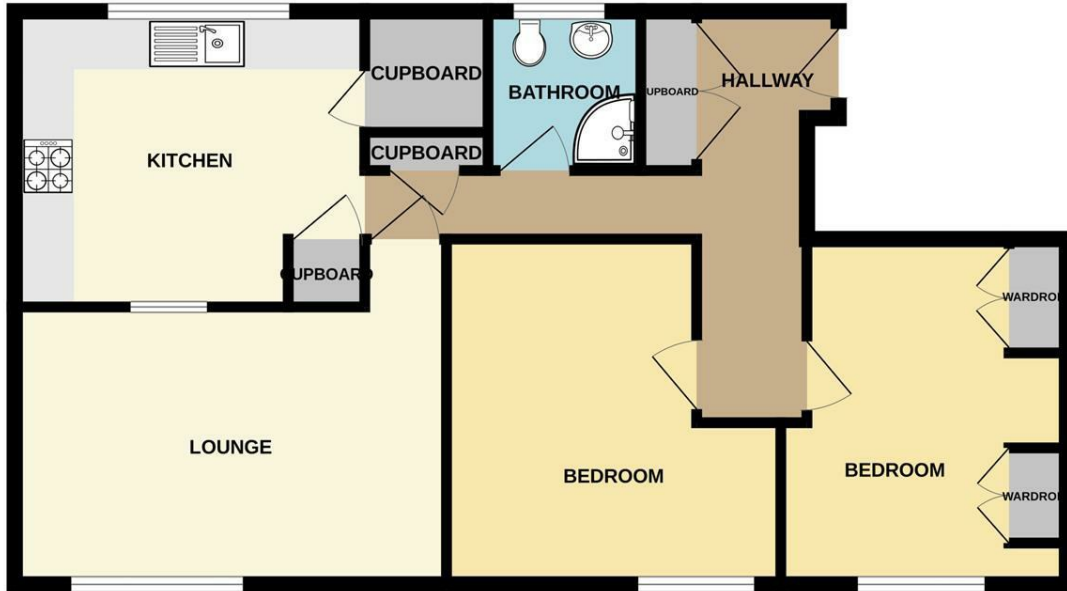
Does the property have spray foam in the loft?: No

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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