

# Robert Ellis

*look no further...*



Weldbank Close,  
Chilwell, Nottingham  
NG9 5FU

**£265,000 Freehold**

0115 922 0888



/robertellisestateagent



@robertellisea





A lovely three-bedroom, semi-detached property with driveway and garage.

Positioned in Chilwell, you are within close proximity to a wide range of local amenities including schools, restaurants, public houses, shops, and transport links.

This delightful property would be considered an ideal opportunity for a large variety 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: entrance hall, open plan living dining room and kitchen to the ground floor. Then rising to the first floor are three well proportioned bedrooms and bathroom.

Outside the property to the front is a lawned garden with mature shrubs. Then enclosed rear is also primary lawned with a paved seating area. The back of the property also has the advantage of a paved driveway with ample off-road parking leading to an integral garage.

This fantastic property is offered to the market with the advantage of gas central heating, UPVC double glazing, a full re-wire (2023) and a combination boiler (2020) and is well worthy of an early internal viewing.



### Entrance Hall

UPVC double glazed entrance door through to a welcoming entrance hall with laminate flooring, radiator and passage with UPVC double glazed door through to the rear garden.

### Lounge Diner

17'10" x 10'11" (5.44m x 3.33m )

An open plan reception room, with laminate flooring, radiator, gas fire and two UPVC double glazed windows to the front aspect.

### Kitchen

9'7" x 9'5" (2.94m x 2.89m )

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, inset gas hob with extractor fan above and integrated electric oven, washing machine and slimline dishwasher. Space and fittings for freestanding appliances to include fridge freezer, tumble dryer, or can be used as breakfast table.

### First Floor Landing

A carpeted landing space with access to a useful storage cupboard and loft hatch.

### Bedroom One

15'11" x 9'8" (4.86m x 2.96m )

A carpeted double bedroom, with radiator and two UPVC double glazed windows to the front rear aspect.

### Bedroom Two

8'4" x 7'11" (2.56m x 2.42m )

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

### Bedroom Three

9'1" x 7'11" (2.79m x 2.42m )

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

### Bathroom

A three-piece suite comprising low flush WC, pedestal wash hand basin, bath with mains controlled shower fed by combination boiler, glass shower screen, fully tiled walls,

heated towel rail and two UPVC double glazed windows to the side aspect.

### Outside

To the front of the property is a lawned garden with mature shrubs and greenery with footpath to the front door. The enclosed rear garden is also primarily lawned with a paved seating area and fenced boundaries. The property also benefits from a block paved driveway with ample parking for one car standing leading to an integral garage.

### 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.

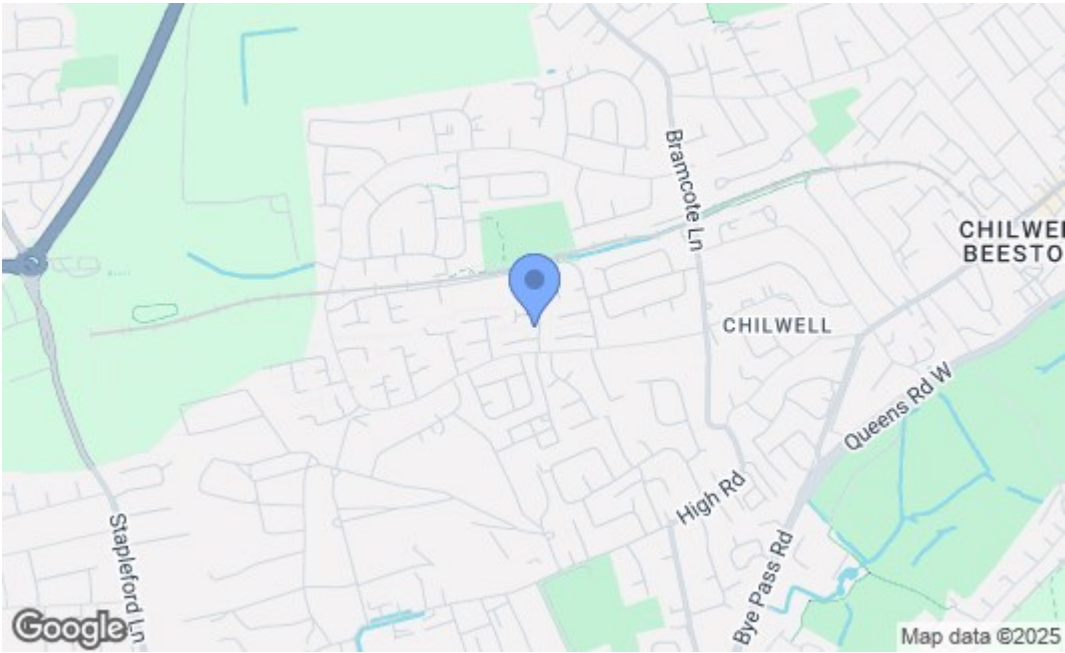






3 WELDBANK CLOSE, CHILWELL

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, buildings, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such for any other purpose.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	62	
(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 <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		
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.