



Charles Avenue,  
Chilwell, Nottingham  
NG9 5ED

**£289,000 Freehold**



A spacious two bedroom, detached bungalow with the benefit of no upward chain.

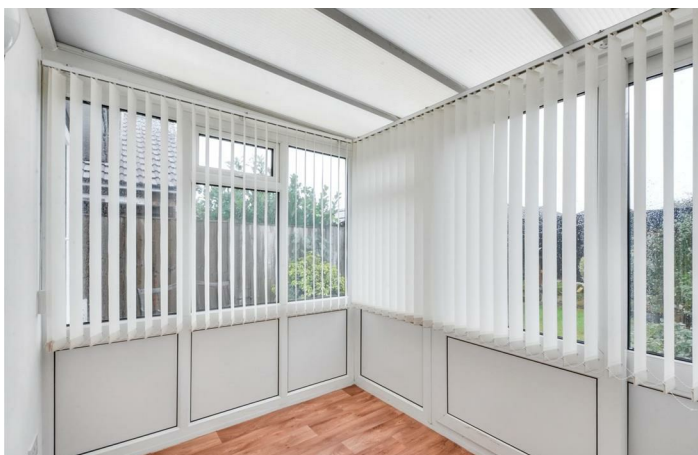
Situated within Chilwell you are ideally placed for access to a wide range of local amenities including shops, Attenborough Nature Reserve, schools, healthcare facilities, public houses, restaurants and transport links.

This great property would be considered an ideal purchase for a large variety of buyers including anyone looking for a downsized locally or anyone looking to relocate to this popular and convenient location.

In brief the internal accommodation comprises; an entrance porch through to the entrance hall, large lounge, kitchen, conservatory, two double bedrooms, bathroom and separate WC.

Outside to the front of the property there is a low maintenance gravelled area with a drive to the side providing ample off-road parking, gated side access leads to the private and enclosed rear garden.

Having been well loved by the homeowner for a number of years this delightful property is offered to the market with the advantage of gas central heating, UPVC double glazing throughout, and is well worthy of an early internal viewing.



### Entrance Porch

UPVC double glazed door through to the entrance porch.

### Entrance Hall

Secondary UPVC double glazed door through to a carpeted entrance hall with radiator and access to the loft hatch.

### Lounge

19'5" x 10'0" (5.93m x 3.05m )

A carpeted reception room, with radiator, electric fireplace and UPVC double glazed door to the rear garden.

### Kitchen

11'1" x 10'2" (3.38m x 3.10m )

A range of wall and base units with work surfacing over, tiled splashbacks, sink with taps and drainer, inset electric hob with extractor fan above and integrated electric oven. Space and fitting freestanding appliances to include fridge and freezer. UPVC double glazed window to the side aspect and door to the conservatory.

### Conservatory

Garden room with UPVC double glazed windows overlooking the garden, sliding door, and access to a store room.

### Bedroom One

15'4" x 10'0" (4.69m x 3.05m )

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

### Bedroom Two

11'7" x 11'2" (3.55m x 3.41m )

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

### Bathroom

Incorporating a two-piece suite comprising: pedestal wash hand basin, bath with electric power shower above and glass shower screen, fully tiled walls, radiator and UPVC double glazed window to the side aspect.

### Separate WC

Low flush WC, part tiled wall and UPVC double glazed window to the side aspect.

### Outside

To the front garden is a gravelled garden with fenced frontage and gated driveway, with ample off-road parking. To the rear garden is a lawned garden with mature shrubs.

### 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

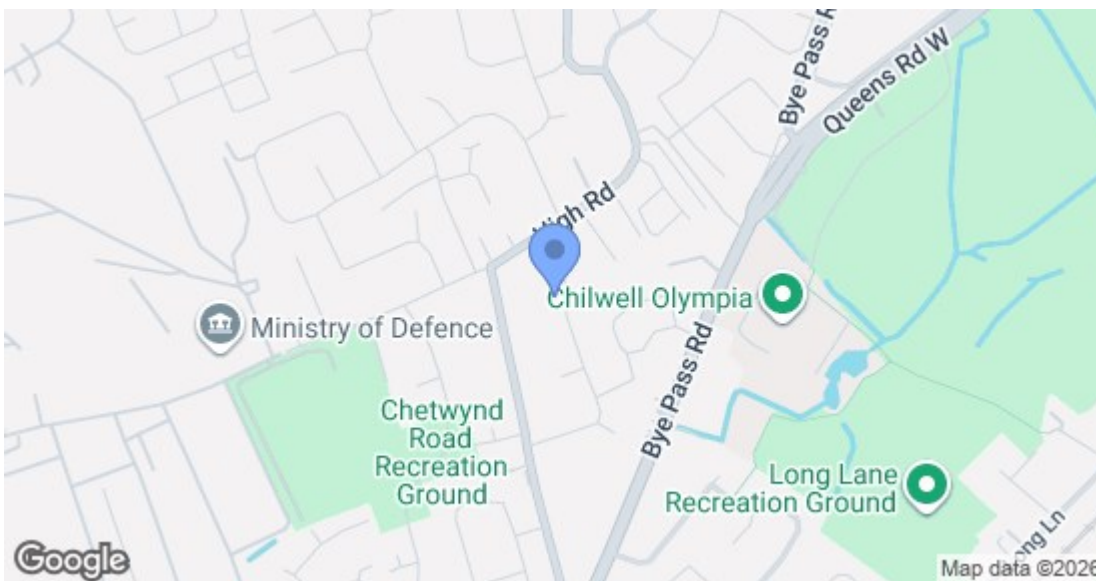
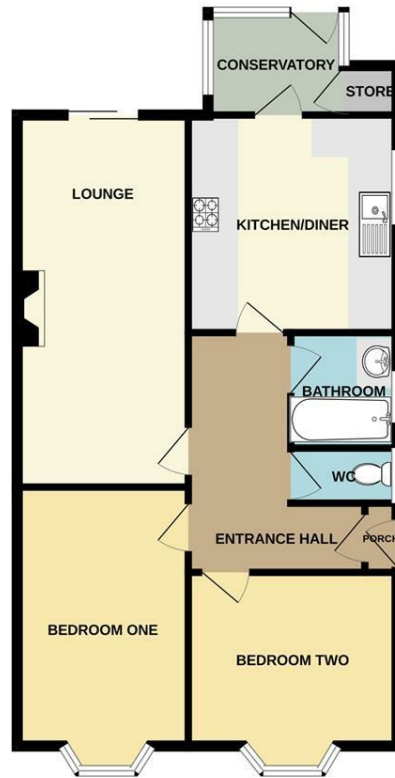
Does the property have spray foam in the loft?: No

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) A			71
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
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) 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			
<b>England &amp; Wales</b>		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.