



Ayton Gardens,
Chilwell, Nottingham
NG9 6NQ

£225,000 Freehold



A well-presented two-bedroom end-terrace house.

Benefitting from modern fixtures and fittings throughout, this excellent property offers ready to move into accommodation and is considered ideal for a first time buyer or investor.

In brief the internal accommodation comprises entrance hall, open plan lounge diner, kitchen, then rising to the first floor are two bedrooms and bathroom.

Outside the property has a parking space to the front and primarily lawned gardens to both the front and rear.

Occupying an established and sought-after residential location, well placed for local schools, shops, parks, excellent transport links and a variety of other facilities this great property is well worthy of viewing.



Entrance Porch

UPVC double glazed entrance door and further door leading to the lounge diner.

Lounge Diner

14'10" x 12'7" (4.54m x 3.85m)

UPVC double glazed window, stairs off to first floor landing and wall mounted electric heater.

Kitchen

12'7" x 8'2" (3.84m x 2.50m)

Fitted wall and base units, work surfacing with splashback, single sink and drainer with mixer tap, inset electric hob with air filter above, inset electric oven, plumbing for a washing machine, UPVC double glazed window and door to the exterior and wall-mounted electric heater.

First Floor Landing

UPVC double glazed window and loft hatch.

Bedroom One

12'6" x 8'4" (3.83m x 2.56m)

UPVC double glazed window and wall-mounted electric heater.

Bedroom Two

12'7" x 7'0" (3.84m x 2.14m)

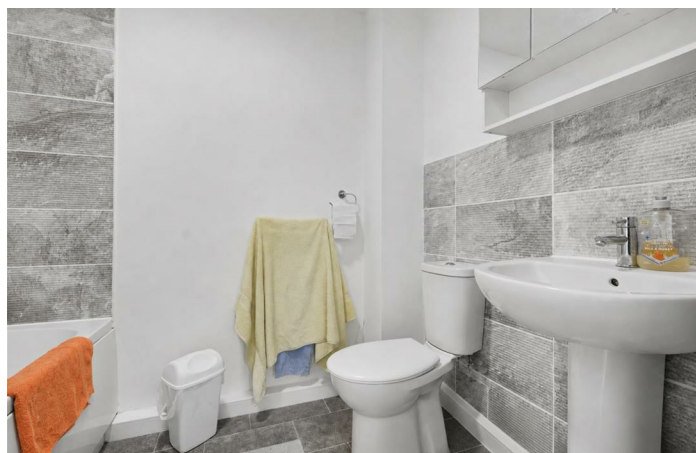
Two UPVC double glazed windows, wall-mounted electric heater and airing cupboard housing the hot water cylinder.

Bathroom

With fittings in white comprising WC, pedestal wash-hand basin with shaver point, bath with Triton shower over, part tiled walls, extractor and wall-mounted heated towel rail.

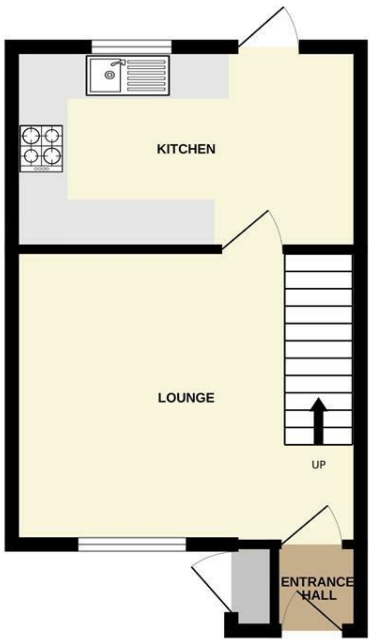
Outside

To the front, the property has a primarily lawned garden and a parking space, with gated access leading along the side of the property to the rear garden. To the rear, the property has decking and a primarily lawned garden and timber shed.

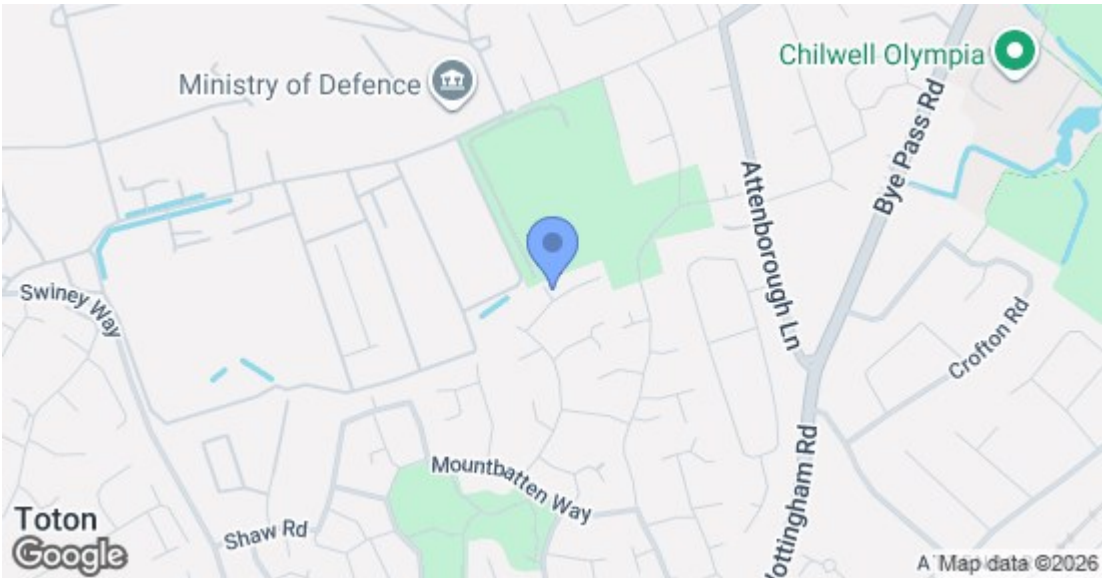
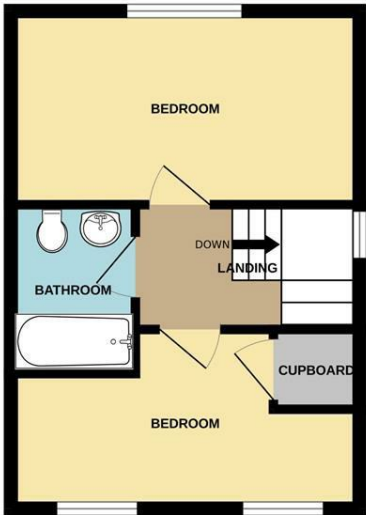




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.