

Robert Ellis

look no further...



Helen Close,
, Chilwell
NG9 4DS

£325,000 Freehold

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A well maintained, two bedroom detached bungalow within walking distance of Beeston high street.

This property would make an ideal purchase for a variety of buyers including anyone looking to downsize locally or anyone relocating to this popular and convenient location.

Situated within close proximity to Beeston High Street and therefore has the advantage of a variety of local amenities including, shops, supermarkets, bars and restaurants, The University of Nottingham and the Queens Medical Centre. There is also the benefit of bus and tram links within a short distance for trips in and around the city, Beeston train station is also nearby for journeys further afield.

In brief, the internal accommodation comprises: Entrance Hall, Living Room, Breakfast Kitchen, Conservatory, Two Double Bedrooms and bathroom.

The property also has the advantage of low maintenance paved garden to the front with ample parking for multiple cars with the garage beyond. Then to the rear, there is an enclosed garden with a paved seating area, an artificial lawn, flower beds and a summer house.

With the benefit of double glazed and gas central heating throughout, an early viewing comes highly recommended.



Entrance Hall

Entrance door to front, carpet flooring, radiator and doors leading into the living room and kitchen.

Living Room

UPVC double glazed window to the front, carpet flooring and radiator.

Breakfast Kitchen

12'0" x 9'10" (3.67m x 3.02m)

Fitted with a range of wall, base and drawer units, work surfacing, stainless steel one and half bowl sink and drainer unit, integrated electric oven and gas hob above and air filter over, space and plumbing for washing machine and further useful appliance space, laminate flooring, tiling to walls, radiator, UPVC double glazed window to the rear and door leading into the conservatory.

Conservatory

18'4" x 6'9" (5.61m x 2.06m)

UPVC and brick construction, UPVC double glazed window to the front, rear and side and UPVC double glazed door leading to the rear garden.

Bedroom One

12'2" x 11'0" (3.71m x 3.36m)

UPVC double glazed window to the front, carpet flooring, fitted wardrobes and radiator.

Bedroom Two

10'10"x 9'10" (3.32mx 3.02m)

UPVC double glazed window to the rear, carpet flooring and radiator.

Shower Room

Fitted with a three piece suite comprising; fully tiled shower cubicle with main powered shower over, wash hand basin inset into vanity unit, low level WC, tiling to walls and obscure UPVC double glazed window to the side.

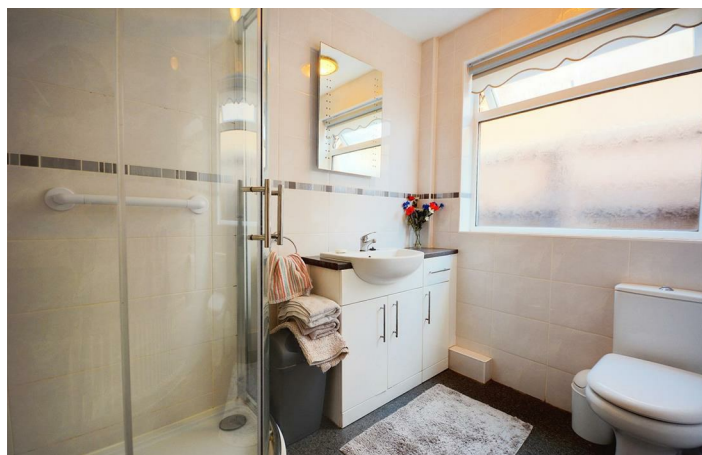
Outside

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Council Tax Band

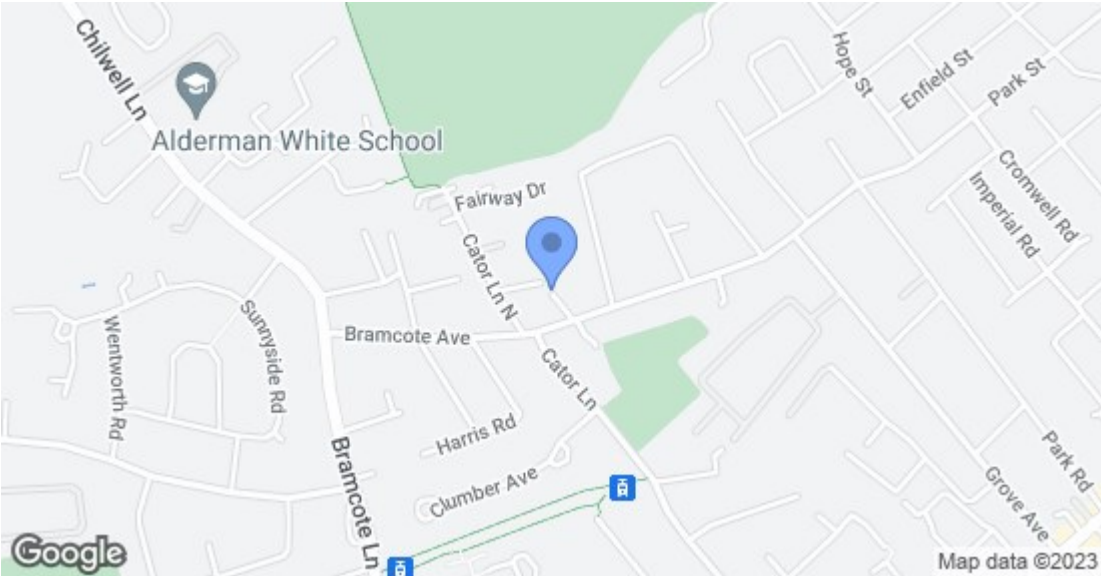
Broxtowe Borough Council Band C



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	60	
(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 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		

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