



68 Sunnyside Road,
Chilwell, Nottingham
NG9 4FG

£169,950 Freehold



A CONVENIENTLY PLACED AND WELL PROPORTIONED, THREE BEDROOM, END TERRACED HOUSE.

Ideally placed for a wide range of shops and amenities and transport links, as well as schools and playing fields, the property is considered a fantastic opportunity and would best suit a first time buyer, professional couple or young family, where an internal viewing comes highly recommended to be fully appreciated.

In brief, the internal accommodation comprises entrance hall, L-shaped lounge diner, kitchen and W.C to the ground floor, with three bedrooms and a three piece wet room to the first floor.

Outside, to the front of the property there is a driveway for ample car standing with a walled front boundary and side gated access to a private and enclosed, primarily lawned, good sized garden to the rear with beds and borders, mature trees, fenced and hedged boundaries and two brick built outbuildings.



A composite door to

Entrance hall

Radiator, window to the side, door to lounge and kitchen and stairs to the first floor.

Lounge

20'5" red to 11'5" x 14'7" red to 8'10" (6.23 red to 3.5 x 4.46 red to 2.7)

Radiator, gas fire and UPVC double glazed windows to the front and rear elevation.

Kitchen

10'11" reducing to 8'6" x 10'2" (3.35 reducing to 2.6 x 3.12)

With a range of wall, base and drawer units, work surfacing with tiled splashbacks, one and a half sink and drainer, gas cooker point, plumbing for a washing machine, space for fridge freezer, UPVC double glazed window to the rear, serving hatch to dining room, door to pantry and door to

Rear lobby

Door to W.C, window to the side and rear door to garden.

First floor landing

UPVC double glazed window to the side, two storage cupboards with one housing the hot water cylinder and doors to bedrooms and a wet room.

Bedroom 1

12'1" x 11'2" (3.7 x 3.42)

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

Bedroom 2

12'2" x 8'11" (3.72 x 2.73)

Fitted storage cupboard housing the gas fired boiler, radiator and UPVC double glazed window to the rear.

Bedroom 3

10'1" reducing to 6'6" x 8'2" (3.08 reducing to 2.0 x 2.5)

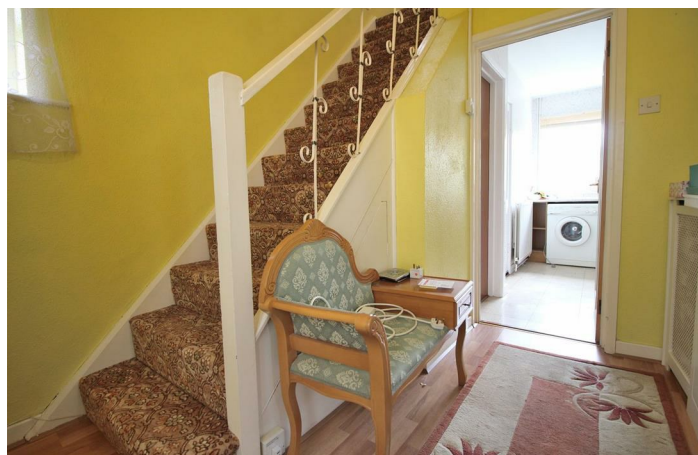
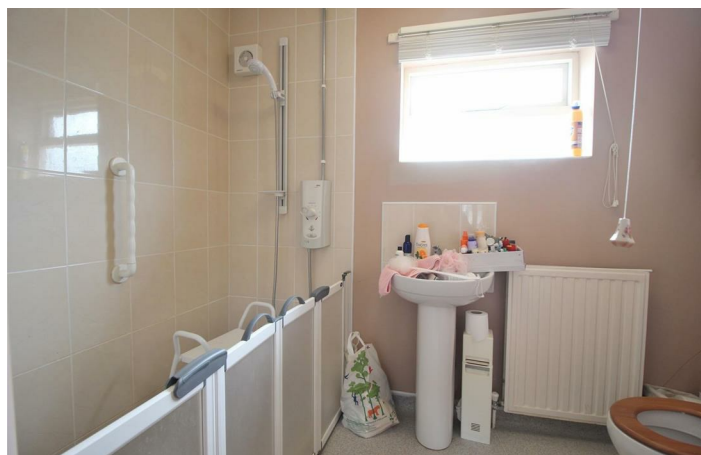
Fitted storage cupboard, radiator and UPVC double glazed window to the front.

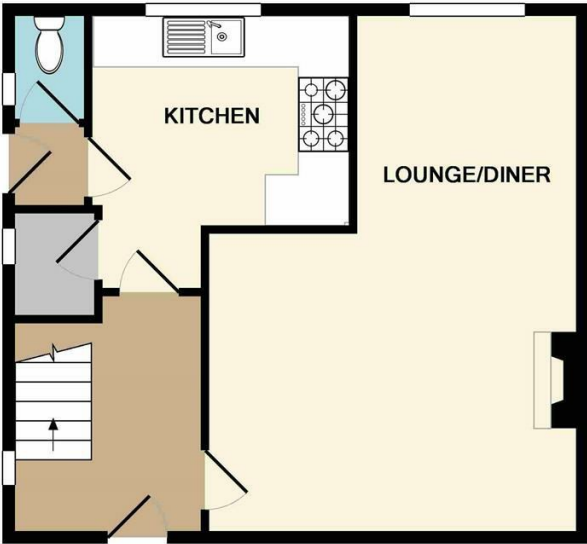
Wet room

With electric shower and curtain, low flush W.C, pedestal wash hand basin, radiator and UPVC double glazed window to the rear.

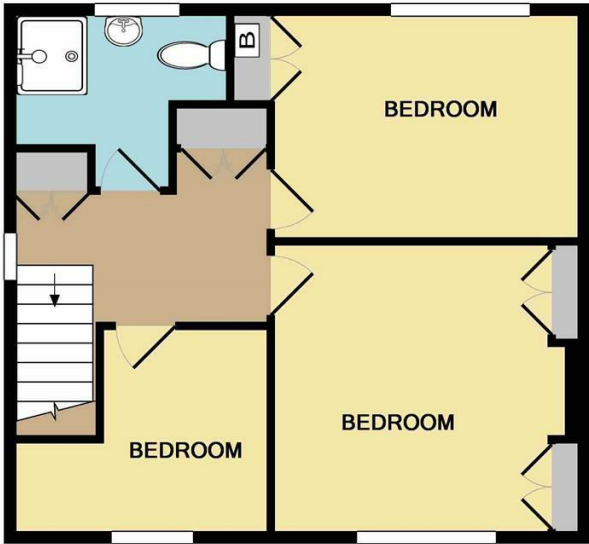
Outside

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GROUND FLOOR
APPROX. FLOOR
AREA 455 SQ.FT.
(42.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 453 SQ.FT.
(42.1 SQ.M.)

68 SUNNYSIDE ROAD, CHILWELL
TOTAL APPROX. FLOOR AREA 908 SQ.FT. (84.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	49	
(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		67
(55-68) D		
(39-54) E	41	
(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.