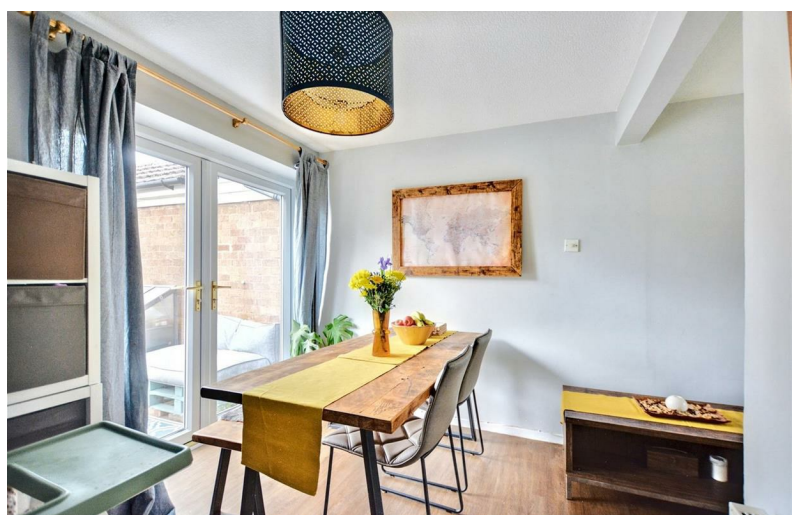


Robert Ellis

look no further...



Ordnance Court,
Chilwell, Nottingham
NG9 5GG

£235,000 Freehold

0115 922 0888



/robertellisestateagent



@robertellisea



A surprisingly spacious three-bedroom mid-town house, offered for sale in a ready to move into condition.

Tucked away in this quiet residential area approached from an attractive pedestrian boulevard to the front, with the benefit of unrestricted parking within the communal car park to the rear.

This property is centrally heated and double glazed and enjoys a generous internal space which comprises: entrance hall, through living and dining area, fitted kitchen, and useful utility room. Rising to the first floor, where the landing provides access to the three well-proportioned bedrooms, bathroom, and separate WC.

The property enjoys attractive easy to maintain rear garden, which offer a degree a privacy and has a useful detached brick store.

Situated in this established residential suburb, where they're walk-ways leading to regular bus service, connecting routers to Beeston, The University of Nottingham, Queens Medical Centre, and Nottingham City Centre itself, there are a good variety of local amenities and schools for all ages with easy reach. As well as the vibrant market town centre of Beeston, which offers a wealth of national and independent retailers, and number of great bars, restaurants, bistro's, etc, for all tastes. Beeston also boasts its own train station and cinema. For those that enjoy the outdoors, also with walking distance is the award winning Attenborough Nature Reserve.

This property will make a fantastic first purchase and an early internal viewing comes highly recommended.



Entrance Hall

12'4" x 5'8" (3.78m x 1.74m)

Radiator, stairs to the first floor with under stair alcove, UPVC double glazed window and door to the front.

Living Room

10'9" x 14'10" (3.3m x 4.54m)

Radiator, double glazed window to the front, and partial opening to dining area.

Dining Area

7'11" x 8'11" (2.42m x 2.73m)

Radiator, double glazed French doors open to the rear garden, and concertina door leading to kitchen.

Kitchen

9'4" x 11'7" (2.87m x 3.54m)

Fitted range of wall, base and drawer units with rolled edged work surfacing, and inset one and half bowl stainless steel sink unit with single drainer. Gas/electric cooker point, plumbing for a dishwasher, cupboard housing wall mounted gas combination boiler (for central heating hot water). Double glazed window to the rear, and opening into the utility.

Utility Room

8'7" x 3'6" (2.64m x 1.09m)

Plumbing and space for washing machine, double glazed door leading to rear garden.

First Floor Landing

Loft hatch, and doors to bedrooms, bathroom and separate WC.

Bedroom One

11'2" x 11'10" (3.40m x 3.61m)

Fitted wardrobes with eye level units over. Radiator, double glazed window to the front.

Bedroom Two

9'4" x 11'10" (overall) (2.87m x 3.61m (overall))

Radiator, built in wardrobe, double glazed window to the rear.

Bedroom Three

8'3" reducing to 6'0" x 5'6" increasing to 8'9" (2.53m reducing to 1.83m x 1.7m increasing to 2.67m)

Fitted cupboard, radiator, double glazed window to the front.

Bathroom

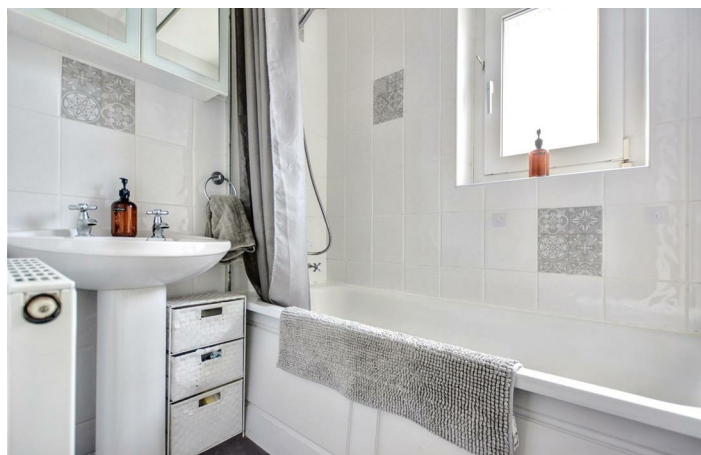
Incorporating a two-piece suite comprising: pedestal wash-hand basin and bath with mixer shower attachment over. Tiling to walls, radiator, double glazed window.

Separate WC

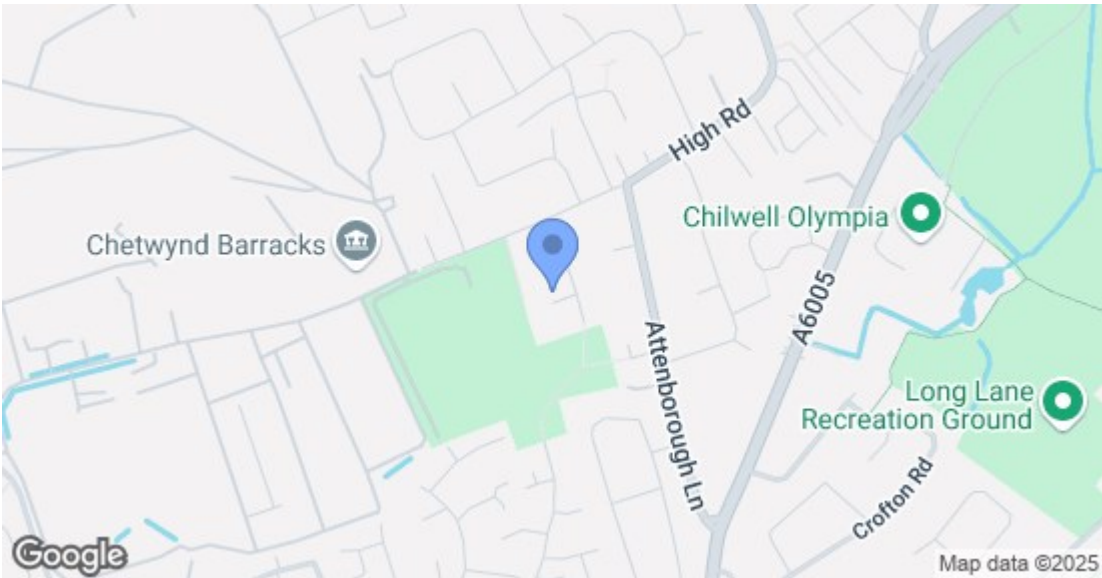
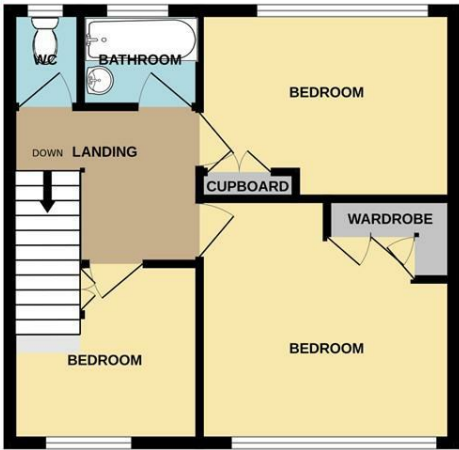
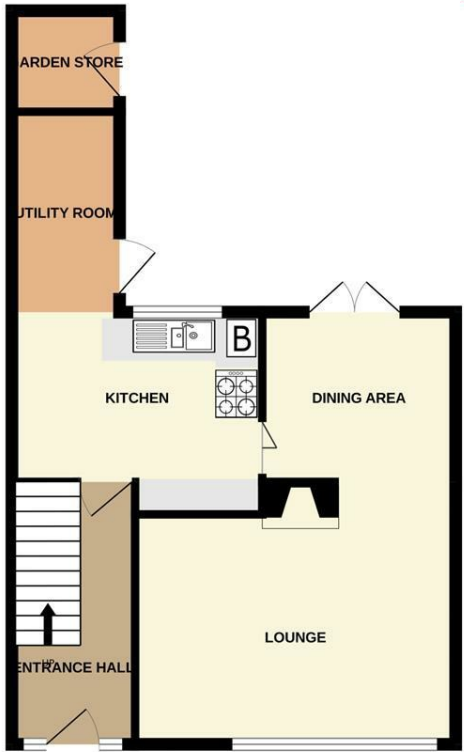
Housing a low flush WC. Double glazed window.

Outside

To the front, the property is accessed by a pedestrian boulevard, with open plan front garden, laid mainly to lawn, with colour flower and shrub beds. To the rear the garden, is fenced and enclosed, offering a good degree of privacy, with patio and area laid to ornamental broken slate beds. Raised planter and attached brick store. There is a pedestrian leading to a rear courtyard, where there is unrestricted parking.



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ESTATE AGENTS



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

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.