

# Robert Ellis

*look no further...*



Inham Road,  
Chilwell, Nottingham  
NG9 4HW

**£260,000 Freehold**

0115 922 0888



/robertellisestateagent



@robertellisear



Located in area of Chilwell, this delightful semi-detached house on Inham Road offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for first time buyer, young professionals, or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxing or entertaining guests.

The house features a well-appointed bathroom, ensuring that all your daily needs are met with ease. Additionally, the property boasts parking for two vehicles, a valuable asset in this sought-after location.

Chilwell is known for its friendly community and excellent local amenities, including shops, schools, and parks, making it an ideal place to call home. This semi-detached house presents a wonderful opportunity for anyone looking to settle in a vibrant and accessible area. Don't miss the chance to make this lovely property your own.



### Entrance Hall

A double glazed entrance door with flanking window, radiator, stairs to the first floor, useful under stairs storage cupboard housing the main combination boiler, door to the lounge diner.

### Lounge Diner

25'4" x 10'3" (7.74m x 3.14m )

laminate flooring, two radiator, electric fire, two UPVC double glazed window to the rear, UPVC double glazed French doors to the rear and an opening to the kitchen.

### Kitchen

12'7" reducing to 8'7" x 7'0" (3.84m reducing to 2.64m x 2.14m )

Fitted with a range of wall, base and drawer units, work surfaces, sink and drainer unit with mixer tap, integrated electric oven with gas hob and air filter over, plumbing for a washing machine, space for a fridge freezer, wall mounted heated towel rail, tiled flooring and splashbacks, UPVC double glazed window to the front, spotlights, UPVC double glazed door to the side, and a door to the WC.

### Downstairs WC

Fitted with a WC, wash-hand basin, tiled flooring, radiator, and extractor fan.

### First Floor Landing

UPVC double glazed window to the front, loft hatch, useful storage cupboard, and doors to the bathroom and three bedrooms.

### Bedroom One

11'11" x 11'10" (3.65m x 3.63m )

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

### Bedroom Two

13'2" x 8'4" (4.03m x 2.55m )

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

### Bedroom Three

9'3" x 7'4" (2.84m x 2.25m )

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

### Bathroom

10'4" x 5'6" (3.16m x 1.68m )

Incorporating a three-suite comprising: low level WC, bath with shower over, pedestal wash-hand basin, tiled flooring and splashbacks, spotlights, radiator, two UPVC double glazed windows to the front, and extractor fan.

### Outside

To the front of the property you will find a gravelled driveway, for off-road parking, a range of mature trees and shrubs, and gated side access leading to the generous rear garden, which includes a patio overlooking the lawn, a range of mature trees and shrubs, useful storage shed and fence boundaries.

### 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

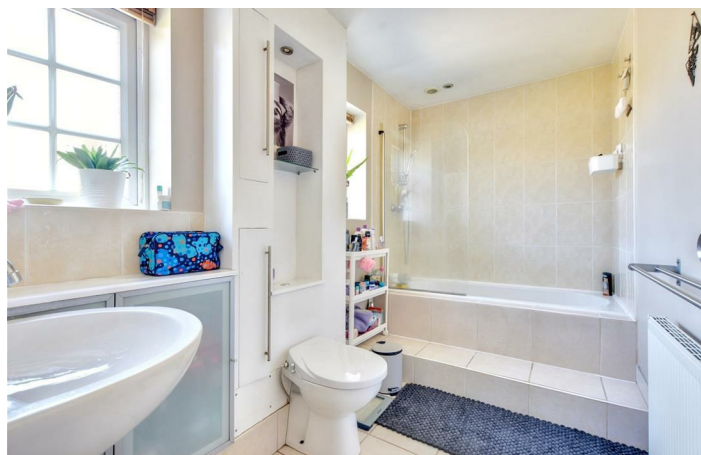
Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

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                                                     |         | 85        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       | 71      |           |
| (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 <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 |         |           |
| 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.