



Meadow Lane,  
Chilwell, Nottingham  
NG9 5AJ

**£235,000 Freehold**



A well-presented 1930's two-bedroom bay fronted end-terrace house, on a generous plot.

Tucked away in a small crescent, overlooking a central green space with mature trees, this excellent house, offers ready to move into accommodation, ideal for a first time buyer, but likely to appeal to a variety of potential purchasers.

In brief the well-proportioned internal accommodation comprises: entrance hall, sitting room, open plan kitchen diner, to the first floor are two bedrooms and a shower room.

Outside the property has a drive to the front, and a mature and well manicured garden, and to the rear the property again has a large garden with large area of stocked beds and borders, and a summer house.

Occupying an established residential location, within walking distance of Attenborough Nature Reserve, Chilwell Manor Golf Course, and a wide variety of other facilities, this great house is well worthy of viewing.



### Entrance Hall

Composite double glazed entrance door, radiator, and stairs off to the first floor landing.

### Sitting Room

12'10" x 11'3" (3.93m x 3.45m )

UPVC double glazed bay window to the front, radiator, solid fuel burner mounted upon a tiled hearth, with a rustic brick surround and timber mantle.

### Kitchen Diner

15'1" x 9'9" maximum overall measurements (4.61m x 2.99m maximum overall measurements)

With a range of fitted wall and base units, work surfacing with splashbacks, inset gas hob with air filter above, inset electric oven and grill, plumbing for a washing machine, integrated dishwasher and fridge-freezer, radiator, tiled flooring, composite stable-style double glazed door, UPVC double glazed window, under stairs cupboard with the Ideal combination boiler.

### First Floor Landing

UPVC double glazed window to the side.

### Bedroom One

15'1" decreasing to 12'0" x 10'11" (4.62m decreasing to 3.67m x 3.33m )

Two UPVC double glazed windows, and radiator.

### Bedroom Two

9'0" x 9'0" (2.76m x 2.75m )

UPVC double glazed window, radiator, loft hatch with a retractable ladder to the boarded loft space.

### Shower Room

With modern fittings in white comprising: WC, pedestal wash-hand basin, shower cubicle with Bristan shower over, part tiled walls, tiled flooring, radiator, UPVC double glazed window and extractor fan.

### Outside

To the front the property has a gravelled drive providing car standing, with a mature and established garden with lawns, well stocked beds and borders, with shrubs and trees. Gated access leads to the rear property, which is

again of generous proportions with a yard/ patio area, outside tap, lawned garden with various well stocked beds and borders with mature shrubs and trees, a shed, summer house, low maintenance area with bark chips, that could be converted to further garden.

### 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

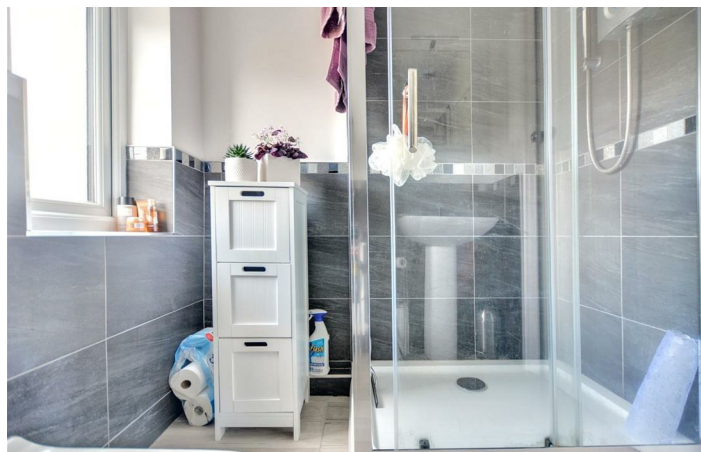
Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

Has the Property Flooded?: No

### Disclaimer:

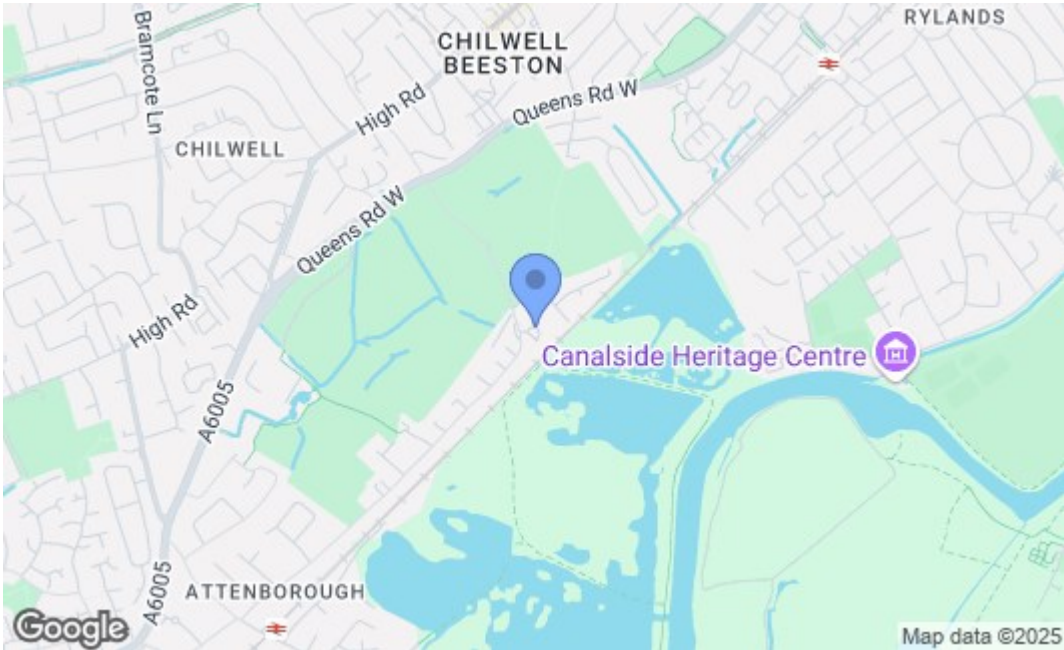
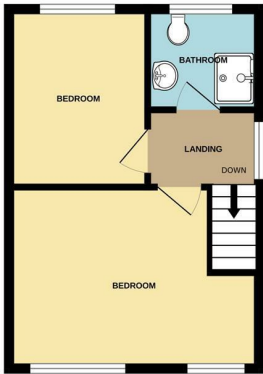
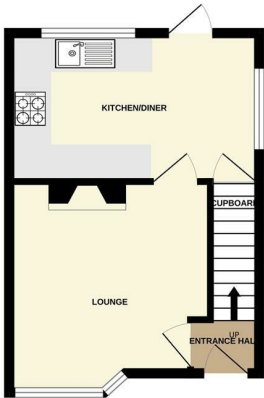
These details and Key facts are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Full material information is available in hard copy upon request.



GROUND FLOOR



1ST FLOOR



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 87        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       | 61      |           |
| (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                         |         |           |

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