



Redland Close,  
Chilwell, Nottingham  
NG9 5LA

**£295,000 Freehold**



A lovely three bedroom, semi detached property with the benefit of no upward chain.

Situated within Chilwell you are positioned with a wealth of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, and transport links. This well presented property would be considered an ideal opportunity for a large variety of buyers including first time purchasers, young professionals or anyone looking to add to a buy to let portfolio.

In brief the internal accommodation comprises; entrance hall, lounge and breakfast kitchen to the ground floor. Then rising to the first floor are three bedrooms and family bathroom, the loft of the property has been converted and is currently used as a study but this does not have granted building regulations.

Outside the property has a wonderfully landscaped front garden with mature shrubs and a block paved driveway for three cars. The enclosed rear garden is then paved with a summer house and seating area.

The property is offered to the market with the advantage of gas central heating and UPVC double glazing throughout, making it well worthy of an early internal viewing.



### Entrance Hall

UPVC double glazed door through to a carpeted entrance hall with radiator and access to a under stairs storage cupboard.

### Lounge

16'0" x 10'11" (4.88m x 3.35m )

White oak wood flooring, with radiator, feature log burner and UPVC double glazed window to the front aspect.

### Breakfast Kitchen

17'9" x 7'5" (5.43m x 2.27m )

A range of wall and base units with work surfaces over and tiled splashbacks, sink with drainer unit, inset gas hob with extractor fan above and integrated electric oven. Space and fittings for freestanding appliances to include dishwasher and washing machine. Pantry cupboard housing a freestanding fridge freezer. UPVC double glazed French door to the rear garden and side door and window.

### First Floor Landing

UPVC double glazed window to the side aspect.

### Bedroom One

12'8" x 10'10" (3.87m x 3.31m )

A carpeted room with radiator, fitted wardrobes and UPVC double glazed window to the front aspect.

### Bedroom Two

11'0" x 10'6" (3.37m x 3.22m )

a carpeted room, with radiator and UPVC double glazed window to the rear aspect

### Bedroom Three

7'6" x 6'1" (2.29m x 1.86m )

Laminate flooring, with radiator and UPVC double glazed window to the front aspect.

### Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, jet bath with mains power shower above and glass shower screen. Fully tiled room with cupboard housing the boiler.

### Loft

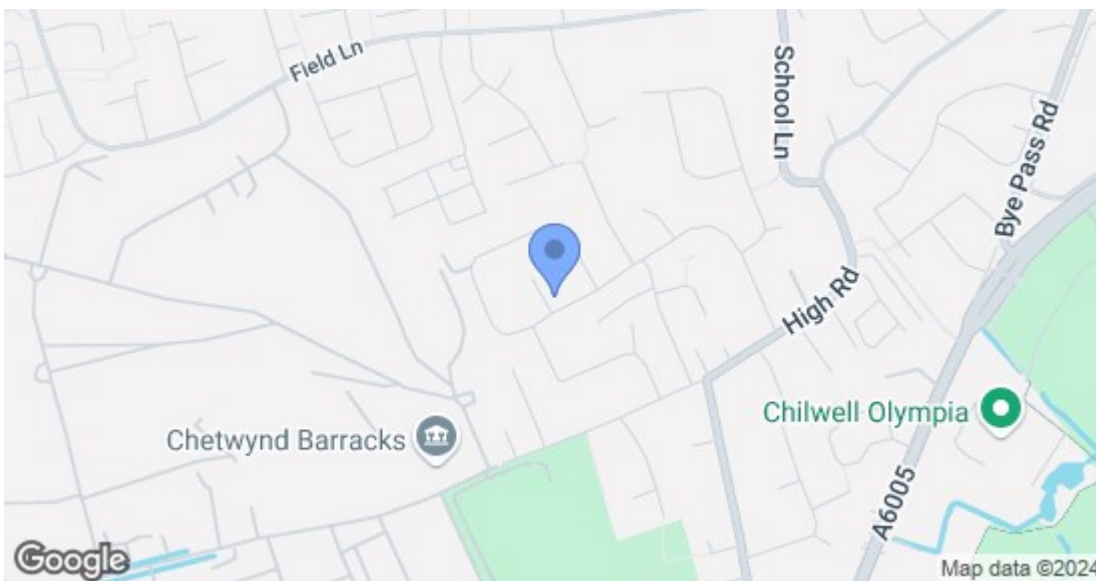
14'11" x 12'0" (4.57m x 3.66m )

Laminate flooring, with radiator and two UPVC double glazed windows to the front aspect.

### Outside

To the front is a lawned garden with raised flowerbeds and a stepped footpath to the front door. There is also a block paved driveway for off street parking for three cars. The rear is then a low maintenance paved garden with seating area and a summer with power and consumer unit.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.