



Central Avenue,
Chilwell, Nottingham
NG9 4DU

£350,000 Freehold



An extended and well-presented three-bedroom detached house that benefits from redoration and new flooring.

Tucked away in a small cul-de-sac in a popular residential location within Beeston, this great house is likely to appeal to a variety of potential purchasers but is considered ideal for a family.

In brief the internal accommodation comprises: entrance hall, open plan living diner, kitchen, utility, rising to the first floor are two-double bedrooms, one having an en-suite WC, further single bedroom and bathroom.

Outside the property has mature and landscaped gardens to both and front rear and a drive providing ample car standing with the garage beyond.

Offered to the market with the benefit of chain free vacant possession, and being well placed for Beeston town centre and excellent transport, schools, and other amenities.



Hallway

A composite double glazed entrance door, UPVC double glazed window, radiator, stairs off to the first floor landing and under stairs cupboard.

Lounge Diner

23'5" x 9'10" 150'11" decreasing to 9'7" (7.16m x 3.46 decreasing to 2.93m)

UPVC double glazed window to the front and rear, two radiators, fuel effect gas fire with Adam-style surround.

Kitchen

17'9" x 8'2" increasing to 9'1" (5.42m x 2.49m increasing to 2.79m)

With an extensive range of fitted wall and base units, work surfacing with tiled splashback, a Cannon gas cooker, single sink and drainer with hot and cold taps, two UPVC double glazed windows, radiator, tiled flooring, and door to the exterior.

Utility

8'11" x 4'10" (2.73m x 1.48m)

UPVC double glazed window, radiator, fitted wall and base units, work surfacing, plumbing for a washer, tiled flooring, UPVC double glazed door to the exterior.

First Floor Landing

UPVC double glazed window to the side, loft hatch and store cupboard.

Bedroom One

12'8" x 10'6" (3.88m x 3.22m)

UPVC double glazed window, radiator, fitted dressing table, and wardrobes.

Bedroom Two

10'3" x 7'8" plus door recess (3.14m x 2.36m plus door recess)

UPVC double glazed window, and radiator.

WC

Fitted with a WC, wash-hand basin inset to vanity unit and tiled splashback, and extractor.

Bedroom Three

7'4" x 6'11" (2.26m x 2.13m)

UPVC double glazed window, radiator, fitted wardrobe and shelving.

Bathroom

7'2" x 6'11" (2.20m x 2.13m)

Fitted with a low level WC, corner bath with Triton shower over, wash-hand basin inset to vanity unit, shower cubicle with mains control shower over, part tiled walls, UPVC double glazed window, extractor fan, and wall mounted heated towel.

Outside

To the front the property has an established garden with shrubs, drive providing ample car standing with the garage beyond, and gated access to the side leading to the rear of the property. To the rear the property has an enclosed low-maintenance garden, with outside tap, gravelled area with mature shrubs and trees and a green house.

Garage

17'6" x 8'4" (5.34m x 2.56m)

Up and over door to the front, UPVC double glazed window and door to the side, light and power.

Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: Ask Agent

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: Granted for completed extension.

Accessibility/Adaptions: None

Does the property have spray foam in the loft?: No

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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		73	86
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			
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