



Oban Road  
Chilwell, Nottingham NG9 4FX

**Offers Over £300,000 Freehold**

A two double bedroom detached bungalow.



Situated in this sought after and convenient residential location within easy reach of a range of local shops and amenities including schools and transport links including the NET tram, this fantastic property is considered an ideal opportunity for a variety of potential purchasers including young professionals, families, investors and retired couples.

In brief, the internal accommodation comprises: Entrance hallway, lounge, kitchen, dining room, conservatory, lean-to, two good sized double bedrooms and a bathroom.

The property is located on a generous plot with a spacious concrete driveway to the front leading to the rear garage with ample car standing, a large gravelled area with raised and stocked beds. The garden is of special note with a range of mature trees and shrubs throughout. There are two patios which are perfect entertaining spaces, a private lawned area to the rear, stocked beds and borders and fenced and walled boundaries.

Offered to the market with the benefit of chain free vacant possession, UPVC double glazing and gas central heating throughout, however, in need of some updating and modernisation, this great property is a perfect opportunity for an incoming purchaser to renovate to suit their own personal needs and requirements and an early internal viewing comes highly recommended.



### Entrance Hallway

Front door leads to the entrance hallway with a large obscured window to the front, radiator and doors to the lounge, two bedrooms and bathroom.

### Bathroom

Incorporating a three piece suite comprising panelled bath with shower over, pedestal wash hand basin, WC, tiled flooring and splashbacks, extractor fan, radiator and UPVC double glazed window to the side.

### Bedroom Two

11'5" x 9'10" (3.49 x 3.0)

A carpeted double bedroom with UPVC double glazed window to the rear, radiator and loft hatch.

### Bedroom One

12'7" x 10'11" (3.85 x 3.35)

Carpeted double bedroom with UPVC double glazed window to the rear and radiator.

### Lounge

16'6" x 12'5" (5.03 x 3.8)

With UPVC double glazed window to the front, radiator, gas fire with tiled hearth and brick surround, double glazed sliding doors to the conservatory and door to the kitchen.

### Kitchen

16'5" x 6'4" (5.02 x 1.94)

With a range of wall, base and drawer units, worksurfaces, sink with drainer and mixer tap, integrated gas hob and electric oven, plumbing for a washing machine, space for a fridge and freezer, tiled flooring and splashbacks, radiator, two windows to the side and doors to the lean-to and dining room.

### Dining Room

8'11" x 7'11" (2.74 x 2.42)

With UPVC double glazed windows to the side and rear, radiator and opening to the conservatory.

### Conservatory

10'8" x 8'6" (3.26 x 2.61)

With tiled flooring, UPVC double glazed French doors to the rear and UPVC double glazed windows all around.

### Lean-To

16'1" x 7'8" (4.91 x 2.35)

With tiled flooring, useful storage cupboard, UPVC double glazed door to the front, UPVC double glazed windows to the side and a door to the rear.

### Outside

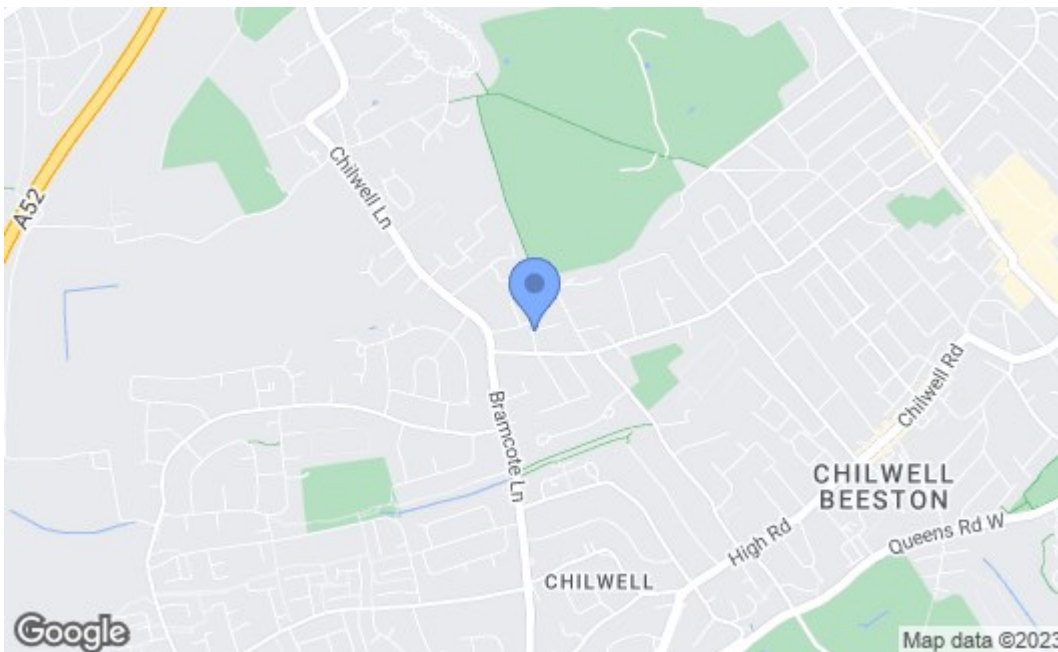
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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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		42	
(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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