



Weldbank Close,
Chilwell, Nottingham
NG9 5FU

£235,000 Freehold



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

Situated in Chilwell, you have a wide range of local amenities nearby including shops, public houses, healthcare facilities, restaurants, and transport links.

The property would be considered ideal for a number of buyers including first time buyers, young professionals or anyone looking to add to a buy to let portfolio.

In brief the internal accommodation comprises, An Entrance Hall, Spacious Living Room, Kitchen, Conservatory, and downstairs WC. Then rising to the first floor are Three Bedrooms and Shower Room.

Outside to the front of the property there is a block paved driveway leading to a garage with gated access to a paved low maintenance garden with hedged boundaries. The back of the property lawned garden with a footpath to the door.

With the advantage of gas central heating and UPVC double glazing throughout, the property is well worthy of an early internal viewing.



Entrance Hall

UPVC double glazed door through to the entrance hall with laminate flooring.

Living Room

17'6" x 10'7" (5.34m x 3.23m)

Two UPVC double glazed windows to the rear aspect, carpet flooring, gas fire and radiator.

Kitchen

9'1" x 9'1" (2.77m x 2.77m)

A range of wall and base units with work surfacing over and tiled splashbacks, one and half bowl sink with drainer. Space and fittings for freestanding appliances to include gas cooker, dishwasher and fridge freezer. Radiator and UPVC double glazed window to the front aspect.

Conservatory

Carpeted flooring, with radiator and UPVC double glazed door to the rear aspect.

Downstairs WC

Low flush WC and pedestal wash hand basin. Part tiled walls and window to the side aspect.

First Floor Landing

Access to loft hatch

Bedroom One

17'7" x 9'1" (5.36m x 2.78m)

Carpeted room, with radiator, fitted wardrobes and two UPVC double glazed windows to the rear aspect.

Bedroom Two

9'0" x 7'7" (2.75m x 2.32m)

Carpeted room, with radiator and UPVC double glazed window to the front aspect.

Bedroom Three

7'9" x 7'7" (2.37m x 2.33m)

Carpeted room, with radiator and UPVC double glazed window to the rear aspect.

Shower Room

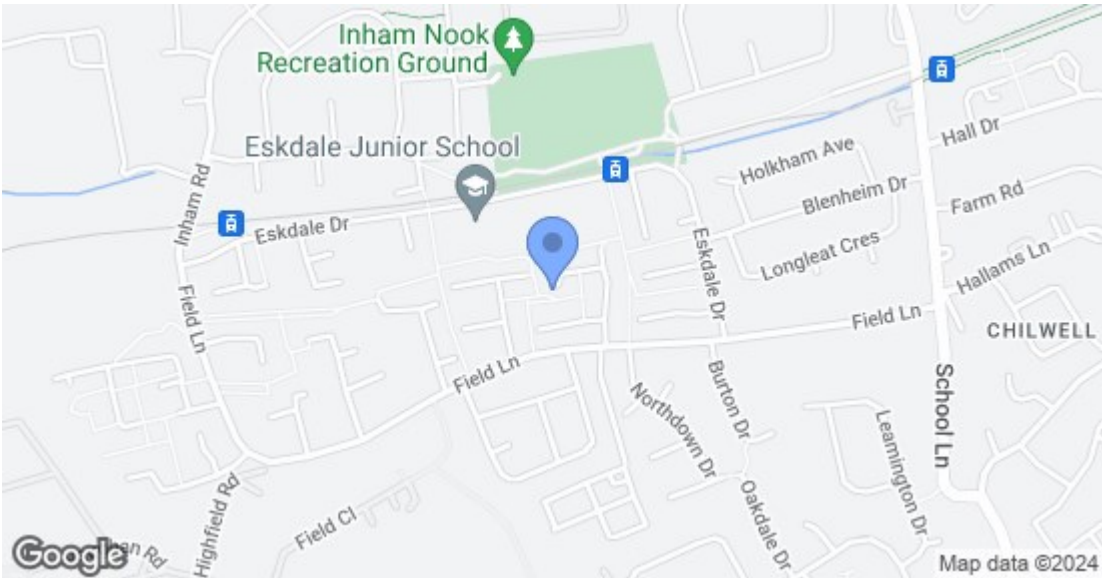
Incorporating a three-piece suite comprising low flush WC, walk in mains powered shower, fully tiled walls, heated

towel rail and two UPVC double glazed window to the side aspect.

Outside

To the front of the property is a block paved driveway leading to the integral garage and gated access to the garden. This is also blocked paved for low maintenance and hedged boundaries. The rear of the property is lawned with flower beds and shrubs.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	57	
(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 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		
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.