



Inham Road,  
Chilwell, Nottingham  
NG9 4GT

**£159,950 Leasehold**



A well-presented, self-contained, first floor flat in a popular residential location.

Conveniently placed, the property is readily accessible for a variety of local shops and amenities including schools, healthcare facilities, public houses, with both bus and tram stops within walking distance. This clean and tidy 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 with staircase to the first floor leading to the inner hallway, from here there is access to the lounge, separate kitchen, two double bedrooms, and shower room.

Outside the property is a driveway to the front and side with ample off-street parking and an enclosed rear garden.

With the benefit of no upward chain and the advantage of gas central heating and UPVC double glazing throughout, this property is well worthy of an early viewing.



### Entrance Hall

UPVC double glazed door through to the ground floor entrance hall, with access to a spacious under stairs storage cupboard and stairs leading up to the flat.

### Inner Hallway

A carpeted hall, with access to the loft hatch, useful storage cupboard and radiator.

### Lounge

16'0" x 10'4" (4.88m x 3.17m )

A carpeted room, with radiator, electric fireplace, UPVC double glazed window to the rear aspect and UPVC double glazed door leading onto the balcony.

### Kitchen

11'7" x 7'11" (3.55m x 2.43m )

Fitted with a range of wall, base and drawer units, rolled edge work surfacing with tiled splashback, stainless steel one and half bowl sink and drainer unit, integrated electric oven with inset electric hob above and air filter over, space and plumbing for a washing machine, further useful appliance space, tiled flooring, radiator and UPVC double glazed window to the side aspect.

### Bedroom One

13'0" x 10'3" (3.97m x 3.13m )

A carpeted room with UPVC double glazed window to the rear aspect and radiator.

### Bedroom Two

13'0" x 10'11" (3.97m x 3.34m )

A carpeted double bedroom with UPVC double glazed window to the front aspect and radiator.

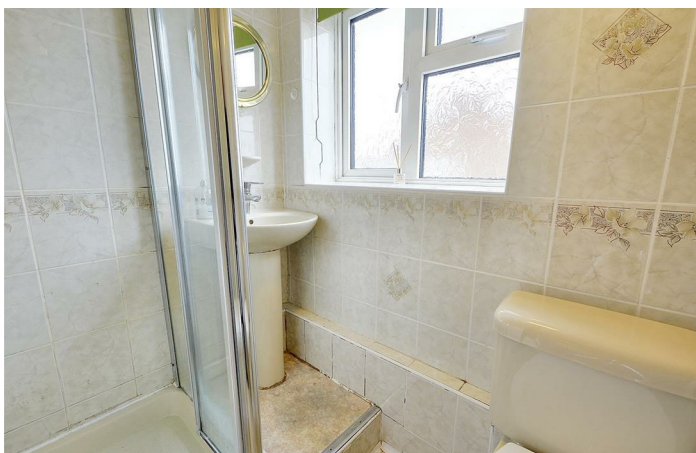
### Shower Room

Incorporating a three piece suite comprising; fully tiled shower cubicle with electric power shower over, low level WC, pedestal wash hand basin, tiling to walls, vinyl flooring, radiator and obscured UPVC double glazed window to the side aspect.

### Outside

To the side of the property is a generous paved driveway providing ample off road car parking. To the rear of the

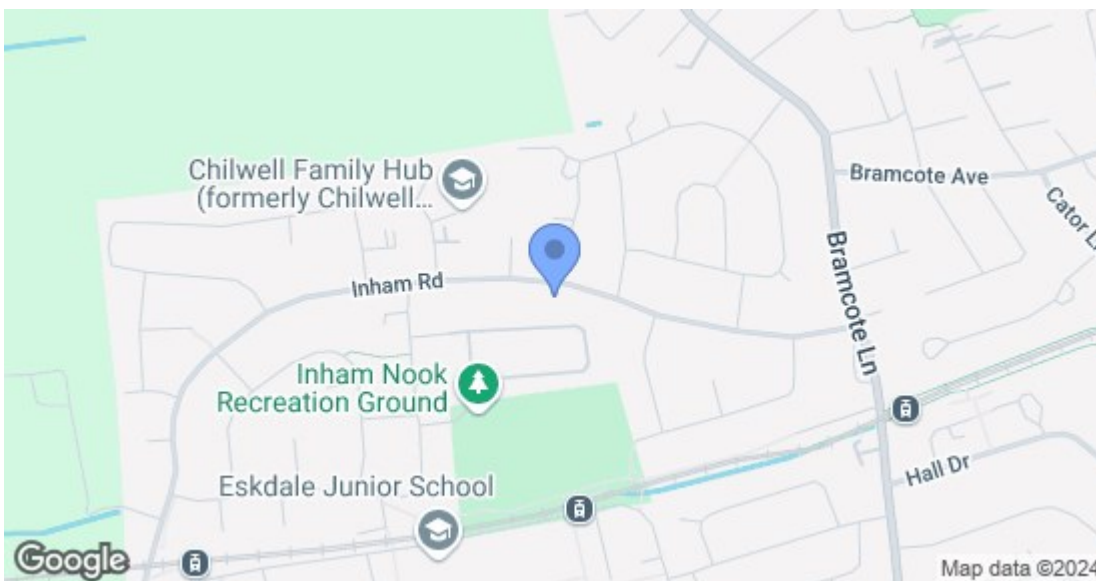
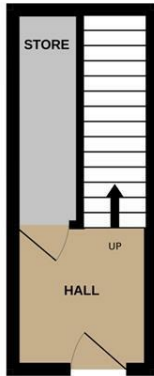
property there is an enclosed garden with a paved patio area over looking the lawn beyond. The property also has a useful external brick built storage unit.





GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		78	78
(69-80) C			
(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.