Robert Ellis

look no further...

Woodward Avenue,
Chilwell, Nottingham
NG9 6RD

£300,000 Freehold

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A modern town house with three double bedrooms on a popular development.

Situated in sought-after location of Chilwell, you are within close proximity to a wide range of local amenities including shops, public houses, healthcare facilities, restaurants, Attenborough Nature Reserve, and excellent transport links. This great 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 arranged over three floors comprises: entrance hall, kitchen, lounge diner and downstairs WC. Then rising to the first floor are two double bedrooms and a family bathroom, then rising to the second floor you will find the main bedroom suite with dressing room.

Outside the property to the front is a gated entrance with grey slate chippings. The rear garden is primarily pawned with a decked seating area. There is also the advantage of a driveway and garage.

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

Entrance Hall
Composite door through to the entrance hall with laminate flooring and useful storage cupboard.

Lounge Diner
16'11" x 12'11" (5.18m x 3.94m)
A reception room, with laminate flooring, radiator, useful under stairs storage cupboard and UPVC double glazed French door to the rear garden.

Kitchen
12'9" x 6'2" (3.90m x 1.88m)
A range of wall and base units with work surfacing over and tiled splashbacks, one and a half bowl sink with mixer tap and drainer, inset gas hob with extractor fan above and integrated electric oven. Space and fittings for freestanding appliances to include fridge freezer, dishwasher and washing machine, wall mounted boiler, tiled flooring and UPVC double glazed window to the front aspect.

Downstairs WC
Low flush WC and wash hand basin with tiled splashbacks. Radiator and UPVC double glazed window to the front aspect.

First Floor Landing
Carpeted landing space with radiator, and doors to the bathroom and two bedrooms.

Bedroom Two
12'11" x 11'0" (3.96m x 3.36m)
A double bedroom, with laminate flooring, radiator and two UPVC double glazed windows to the front aspect.

Bedroom Three
12'9" x 11'8" (3.89m x 3.56m)
A double bedroom, with laminate flooring, radiator and UPVC double glazed window to the rear aspect.

Bathroom
6'3" x 6'2" (1.91m x 1.89m)
Incorporating a three-piece suite: panelled bath with tap controlled shower, wash hand basin inset to vanity unit, low level WC, part tiled walls, tiled flooring, radiator, and extractor fan.

Second Floor Landing
Carpeted landing space with radiator.

Main Bedroom Suite
15'5" x 13'0" (4.72m x 3.98m)
A double bedroom, with laminate flooring, two radiators, built in storage cupboard housing the water tank and feature Velux window to the front aspect.

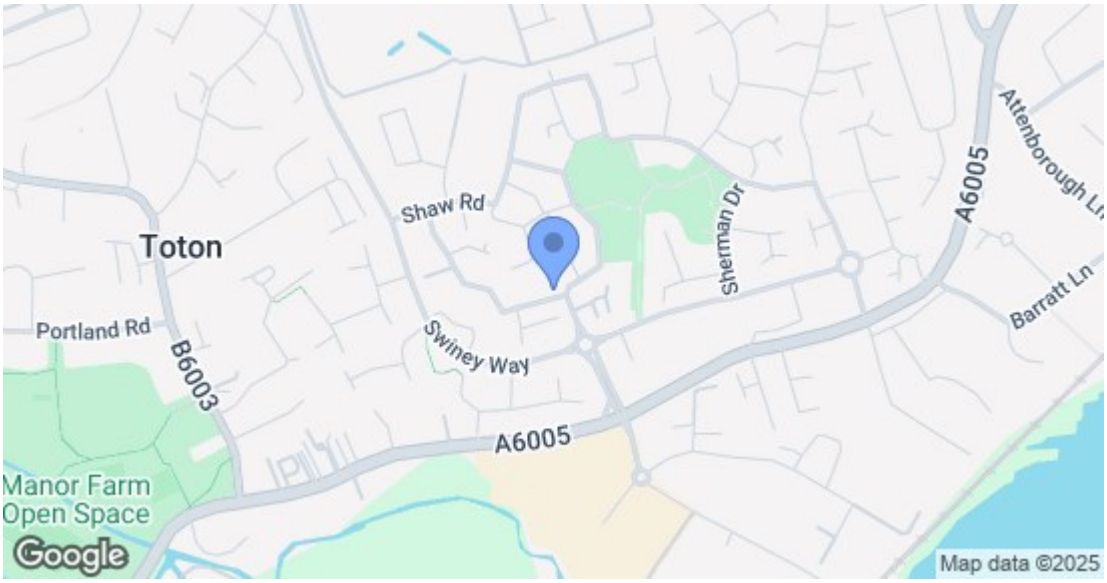
Dressing Room
10'3" x 6'4" (3.14m x 1.94m)
Laminate flooring with radiator and feature Velux window to the rear aspect.

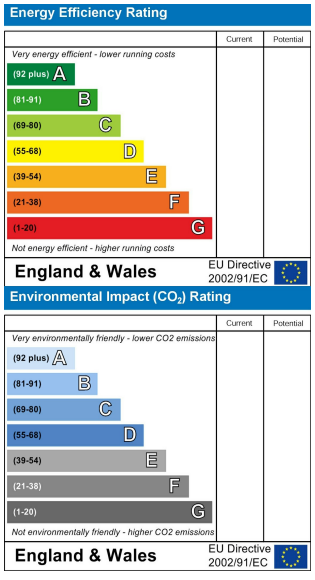
En-Suite
6'10" x 6'3" (2.09m x 1.91m)
Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, walk-in mains controlled shower, part tiled walls, airing cupboard and feature Velux window to the rear aspect.

Outside
To the front of the property is a fenced garden with low maintenance grey slate chippings, and footpath to the front door keeping it low maintenance. The enclosed rear garden is primarily lawned with a decked seating area and fenced boundaries. To the side of the property is a driveway with garage.

Material Information:
Freehold
Property Construction: Brick
Water Supply: Mains
Sewerage: Mains
Heating: Mains Gas
Solar Panels: No
Building Safety: No Obvious Risk
Restrictions: None
Rights and Easements: None
Planning Permissions/Building Regulations: None
Accessibility/Adaptions: None
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.





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