Robert Ellis

*look no further...*







Inham Circus,
Chilwell, Nottingham
NG9 4FN

**£210,000 Freehold**

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A Three-Bedroom Semi-Detached House.

Situated in this popular and convenient residential location, readily accessible for a variety of local shops and amenities including schools, transport links, Beeston Town Centre and the A52 and M1, this fantastic property is considered an ideal opportunity for a range of potential purchasers including first time buyers, young professionals, families and investors.

In brief the internal accommodation comprises: entrance hall, open plan lounge diner, kitchen and WC to the ground floor, with three good-sized bedrooms and family bathroom to the first floor.

To the front of the property, there is a lawned garden and gated side access leading to the well-established rear garden, which is primarily lawned with a range of mature trees and shrubs, stocked borders, green house and two useful brick-built outbuildings.

With fantastic potential for an incoming purchaser to modernised, reconfigure, and extended, subject to the necessary consents, this great property is well worthy of an early internal viewing.





Entrance Hall
Entrance door, radiator, window to the front, stairs to the first floor, useful storage cupboard, and doors to the WC, lounge diner, and kitchen.

Kitchen
11'3" x 9'1" (3.43m x 2.77m )
With a range of base and drawer units, work surfaces, single sink and drainer unit, space for a cooker, further appliance space, radiator, useful pantry cupboard, window to the rear and door to the side.

Lounge Diner
22'8" x 11'4" reducing to 8'11" (6.93m x 3.46m reducing to 2.73m )
A carpeted reception room with window to the front and rear, two radiators, and a gas fire.

Downstairs WC
Fitted with a low-level WC, and window to the side.

First Floor Landing
Window to the side, Worcester combination boiler, useful built in storage cupboard, and doors to the bathroom and bedrooms.

Bedroom One
11'8" x 11'5" (3.57m x 3.49m )
A carpeted double bedroom with window to the rear.

Bedroom Two
11'5" x 10'9" (3.49m x 3.29m )
With wooden flooring, and two windows to the front.

Bedroom Three
8'11" x 8'8" (2.72m x 2.65m )
Carpeted bedroom with window to the rear.

Bathroom
Incorporating a three-piece suite comprising: panelled bath, pedestal wash-hand basin, low-level WC, tiled splashback, radiator, and window to the front.

Outside
To the front of the property, there is a lawned garden and gated side access leading to the well established rear garden, which is primarily lawned with a range of mature trees and shrubs, stocked borders, green house and two useful brick built outbuildings.





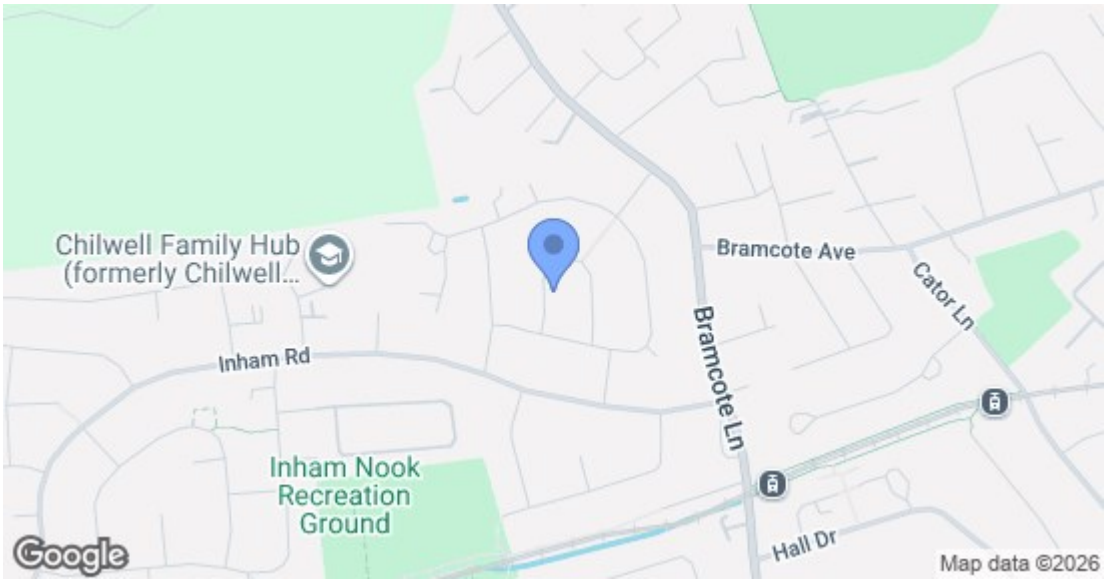
GROUND FLOOR

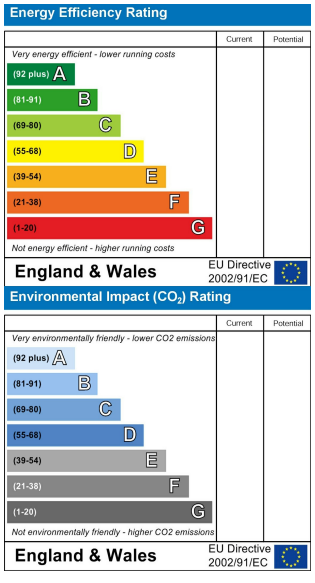
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1ST FLOOR




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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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.

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