

Robert Ellis

look no further...



Cator Lane,
Chilwell, Nottingham
NG9 4BB

£285,000 Freehold

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A spacious three-bedroom, detached property with the benefit of no upward chain.

Situated in a popular and convenient location, you are well positioned with a wealth of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, schools and transport links.

This great property would be considered an ideal opportunity for a large variety of buyers, who are looking to put their own stamp on a purchase, including young professionals, growing families or anyone looking to relocate to Chilwell.

In brief the internal accommodation comprises; an entrance hall, living room, dining room and kitchen. Then rising to the first floor are three bedrooms, bathroom and WC.

Outside the property to the front is a lawned garden, with driveway and gated side access to the rear. The large rear garden is primarily lawned with a paved seating area and fenced boundaries.

Having been a well-loved family home for a number of years, this delightful property is offered to the market with the advantage of gas central heating, UPVC double glazing and is well worthy of an early internal viewing.



Entrance Porch

UPVC double glazed door through to the porchway with tiled flooring.

Entrance Hall

Secondary door through to the entrance hall, with parquet flooring, panelled walls, radiator and access to a useful under stairs storage cupboard.

Living Room

13'1" x 13'1" (4.01m x 3.99m)

A carpeted reception room, with radiator and UPVC double glazed bay window to the front aspect.

Dining Room

17'3" x 10'5" (5.26m x 3.18m)

A carpeted reception room, with radiator, disconnected gas fire and French doors to the rear garden.

Kitchen

13'0" x 8'5" (3.97m x 2.58m)

A range of wall and base units with work surfacing over and tiled splashbacks, sink with taps and drainer. Space and fittings for freestanding appliances to include fridge, freezer and washing machine.

Rear Lobby

A hard wood door to the rear garden.

First Floor Landing

A carpeted landing space with window to the side aspect and access to the loft hatch.

Bedroom One

15'3" x 11'4" (4.65m x 3.46m)

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

Bedroom Two

13'10" x 10'5" (4.22m x 3.20m)

A carpeted double bedroom, with radiator and window to the rear aspect.

Bedroom Three

7'7" x 7'10" (2.32m x 2.40m)

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

Bathroom

Fitments in white comprising: bath and low flush WC, heated towel rail, part tiled walls, cupboard housing the boiler and UPVC double glazed window to the rear aspect.

Separate WC

Low flush WC and radiator.

Outside

To the front of the property is a lawned space, mature shrubs and walled frontage, with a driveway with ample off-street parking for one car standing, leading to the gated rear access. This is a large lawned garden with a paved seating area and fenced boundaries.

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

Does the property have spray foam in the loft?: No

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.

Auction Details

The sale of this property will take place on the stated date by way of Auction Event and is being sold under an Unconditional sale type.

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

Auction Deposit and Fees

The following deposits and non-refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)

- Buyers Fee of 4.8% of the purchase price (subject to a minimum of £6,000 inc. VAT).

The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information:

For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

Guide Price and Reserve

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.



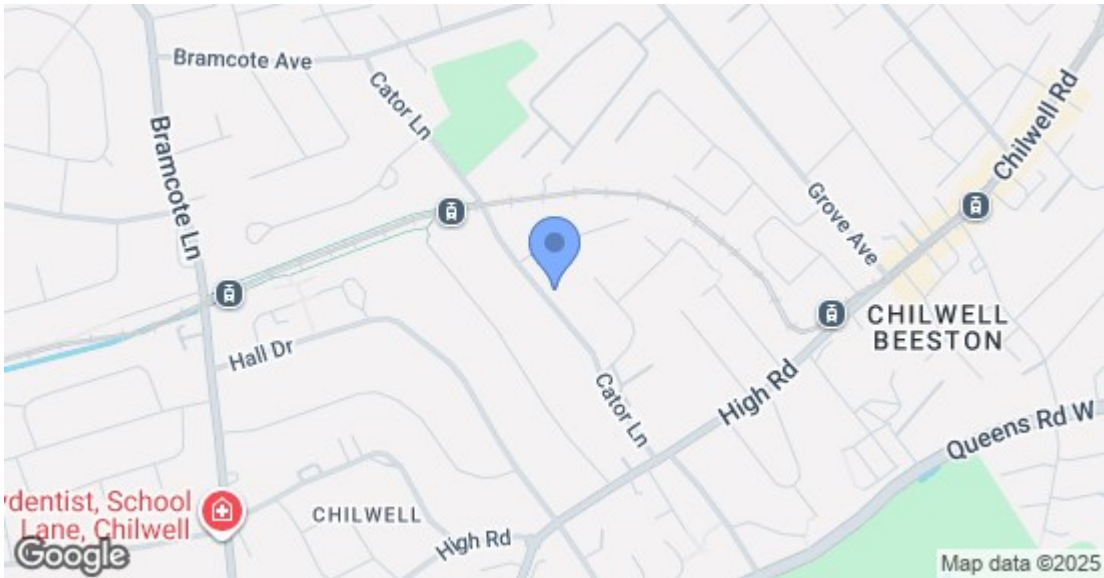


GROUND FLOOR
532 sq.ft. (49.4 sq.m.) approx.

1ST FLOOR
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA: 991 sq.ft. (92.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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, fixtures and appliances shown have not been tested and no guarantee as to their operation 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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	79
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		

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