Robert Ellis

look no further. . .

Mottram Road
Chilwell, Nottingham NG9 4EZ

Three Bedroom Semi-Detached House with Off Road Parking Offered to the Market with Chain Free Vacant Possession.

Offers Over £210,000 Freehold

This three bedroom semi-detached house is conveniently located within close proximity to a variety of local amenities including shops, schools (both primary and secondary), public houses and playing fields and has the advantage of transport links including bus and tram routes in and around the city within walking distance.

In brief, the internal accommodation comprises: Entrance hall, living room, kitchen/diner and bathroom to the ground floor. Rising to the first floor is a master bedroom with en-suite and two further bedrooms.

The property benefits from a lawned front garden with driveway to the side of the property. To the rear is a primarily lawned garden with a paved seating area, mature shrubs and fenced boundaries.

Suitable for a wide range of buyers including first time buyers, young families or anyone looking to relocate to this popular residential location and being offered to the marker with the benefit of no chain an early internal viewing comes highly recommended.

Entrance Hallway
A double glazed door leads through to entrance hall.

Living Room
10'8" x 14'9" (3.275 x 4.516)
Carpeted room with radiator, gas fire and UPVC double glazed window to the front aspect.

Kitchen
18'6" x 8'10" (5.660 x 2.695)
With wall, base and drawer units with worksurfaces over, inset sink with drainer, space and fittings for freestanding appliances to include gas oven, washing machine, fridge freezer and dishwasher. UPVC double glazed windows to the rear and side aspects and UPVC double glazed French doors to the rear garden.

Bathroom
Incorporating a three piece suite comprising bath with electric shower over, WC and wash hand basin.

First Floor Landing
With access to the loft hatch and UPVC double glazed window to the side aspect.

Bedroom One
13'1" x 11'7" (4.003 x 3.537)
Carpeted room with radiator and UPVC double glazed window to the front aspect. Access to en-suite.

En-Suite
With WC and wash hand basin.

Bedroom Two
8'3" x 12'4" (2.538 x 3.764)
Carpeted room with radiator and UPVC double glazed window to the rear aspect.

Bedroom Three
7'11" x 8'9" (2.421 x 2.680)
Carpeted room with radiator and UPVC double glazed window to the rear aspect.

Outside
To the front of the property is a lawned front garden with driveway to the side. To the rear is a primarily lawned garden with a paved seating area, mature shrubs and fenced boundaries.

GROUND FLOOR
382 sq.ft. (35.5 sq.m.) approx.

1ST FLOOR
388 sq.ft. (36.0 sq.m.) approx.

TOTAL FLOOR AREA : 769 sq.ft. (71.5 sq.m.) approx.

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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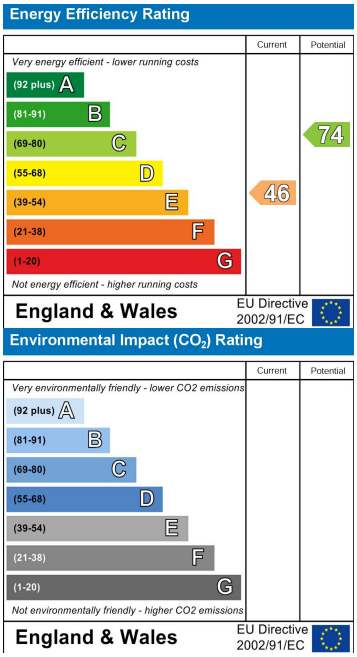

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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