

Camdale Close,  
Chilwell, Nottingham  
NG9 4FZ

**£200,000 Freehold**



A well-presented two-bedroom mid terrace property with the benefit no upward chain.

Situated just a short walk from Beeston Town centre, you are ideally placed with a wide range of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, and transport links.

This delightful 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 space, living room and breakfast kitchen to the ground floor. Then rising to the first floor are two double bedrooms and bathroom.

Outside to the front is a lawned garden and the enclosed rear has a paved seating area and artificial lawn. The property also comes with a garage and driveway for off street parking.

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



### Entrance Space

UPVC double glazed door through to the entrance space with Karndean flooring.

### Living Room

13'10" x 11'7" (4.22m x 3.54m )

Reception room with laminate flooring, radiator, UPVC double glazed window to the front aspect and open tread staircase.

### Breakfast Kitchen

11'7" x 7'11" (3.55m x 2.42m )

A range of wall and base units with work surfacing over and tiled splashbacks and sink with drainer and mixer tap. Space and fittings for freestanding appliances to include electric oven, fridge, freezer, dishwasher and washing machine. UPVC double glazed window and door to the rear aspect.

### First Floor Landing

Access to the loft hatch.

### Bedroom One

11'7" x 8'4" (3.55m x 2.56m )

Carpeted bedroom, with radiator and UPVC double glazed window to the rear aspect.

### Bedroom Two

11'7" x 6'7" (3.55m x 2.03m )

Carpeted room, with radiator, useful storage cupboard housing the boiler and UPVC double glazed window to the front aspect.

### Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with electric power shower above, part tiled walls and radiator.

### Outside

To the front is a lawned garden with paved footpath to the front door. The enclosed rear garden has a paved seating area with artificial lawn beyond with fenced boundaries. Next to the neighbouring property there is a driveway providing off street parking which leads to a single semi-detached brick built garage with up and over door.

### 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: Right of access through the neighbours land to the rear garden

Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

Has the Property Flooded?: No

### Disclaimer:

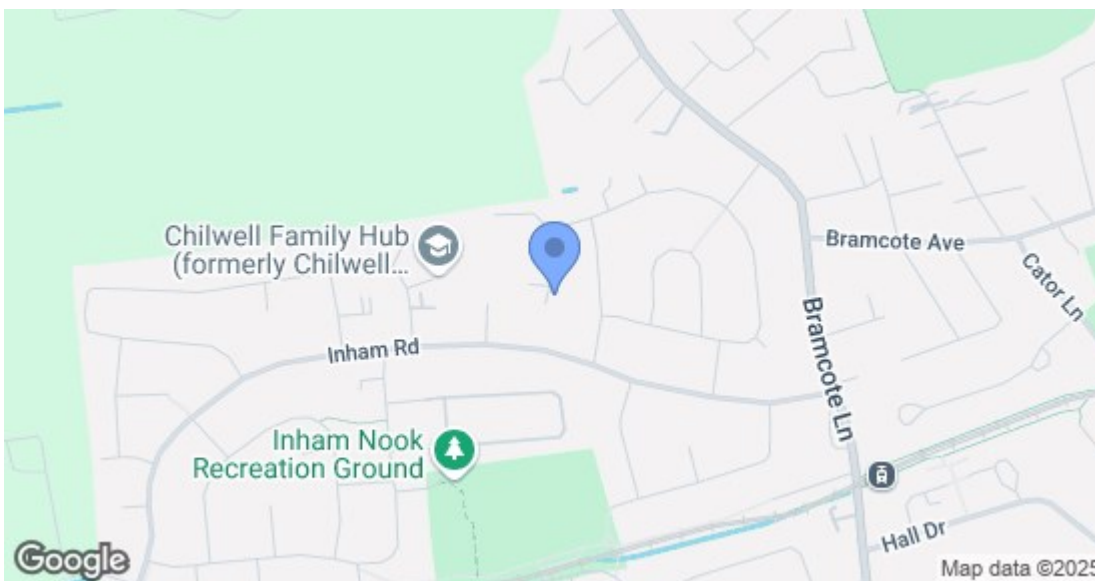
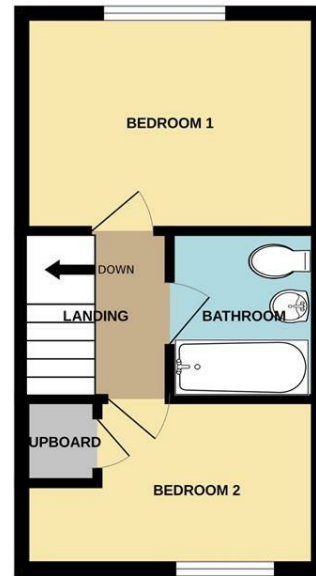
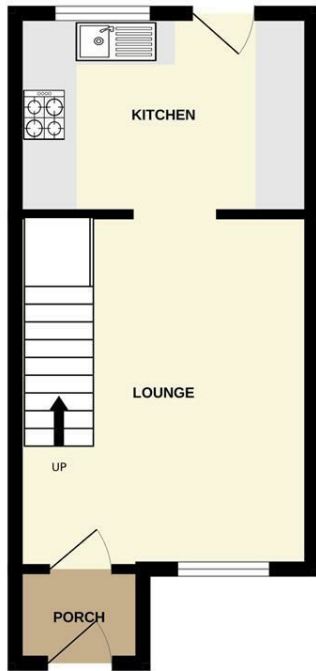
These details and Key facts are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose.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



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		72	
(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	

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