

Midhurst Close,  
Chilwell, Nottingham  
NG9 5FQ

**£250,000 Freehold**





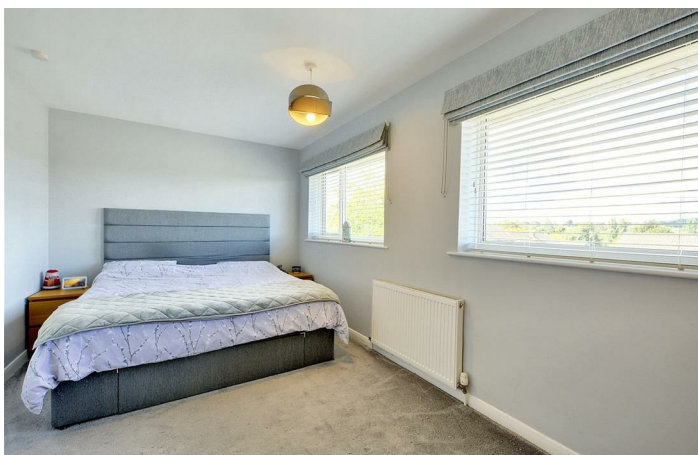
A well-presented, three-bedroom, semi-detached house.

Having been well-maintained and upgraded by the current vendors, including a new kitchen and new bathroom, this stylish and contemporary home offers a bright and appealing living space, with three good sized bedrooms, and a open plan lounge diner.

In brief the internal accommodation comprises: entrance hall with storage cupboard, open plan living diner, three bedrooms and bathroom.

Outside the property has an established front garden with lawn and shrubs, and to the rear has drive with the garage beyond and further garden.

Tucked away in a small peaceful cul-de-sac, yet readily accessible for local shops, schools, and excellent range of transport links including the NET tram, and the A52, this great property offering ready to move in accommodation is well worthy of viewing.



### Entrance Hall

UPVC double glazed entrance door, secondary UPVC double glazed door to the rear, UPVC double glazed window, storage cupboard, radiator and stairs off to the first floor landing.

### Kitchen

9'7" x 8'11" (2.93m x 2.73m )

With a modern range of fitted wall and base units, oak work surfacing with splashback, single sink and drainer unit with mixer tap, Neff induction hob with extractor above, inset electric oven, plumbing for a washing machine and dishwasher, radiator, UPVC double glazed window.

### Lounge Diner

18'0" x 11'4" (5.50m x 3.47m )

UPVC double glazed window and further UPVC double glazed patio door, radiator with decorative cover, and fuel effect gas fire with tiled hearth and Adam-style surround.

### First Floor Landing

With storage cupboard housing the 'Worcester' boiler with slatted shelves above.

### Bedroom One

18'0" x 8'11" (5.49m x 2.74m )

Two UPVC double glazed windows, and radiator.

### Bedroom Two

9'4" x 8'5" (2.87m x 2.57m )

UPVC double glazed window, and radiator.

### Bedroom Three

8'3" x 8'2" (2.53m x 2.50m )

UPVC double glazed window and radiator.

### Bathroom

8'0" x 5'4" (2.44m x 1.65m )

With modern suite in white comprising: low level WC, wash hand basin inset to vanity unit, bath with mains overhead shower and further shower handset, fully tiled walls, wall mounted heated towel rail, two UPVC double glazed windows, inset ceiling spotlights and extractor fan.

### Outside

To the front the property has an established and private

enclosed garden with patio, lawn, well stocked beds and borders with shrubs and trees. To the rear the property has a drive providing car standing with the garage beyond, a low maintenance garden, with decking, gravel and useful outside tap.

### Garage

16'9" x 8'1" plus recess (5.12m x 2.47m plus recess )

Up and over door to the front, wooden window to the side, light and power.

### 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

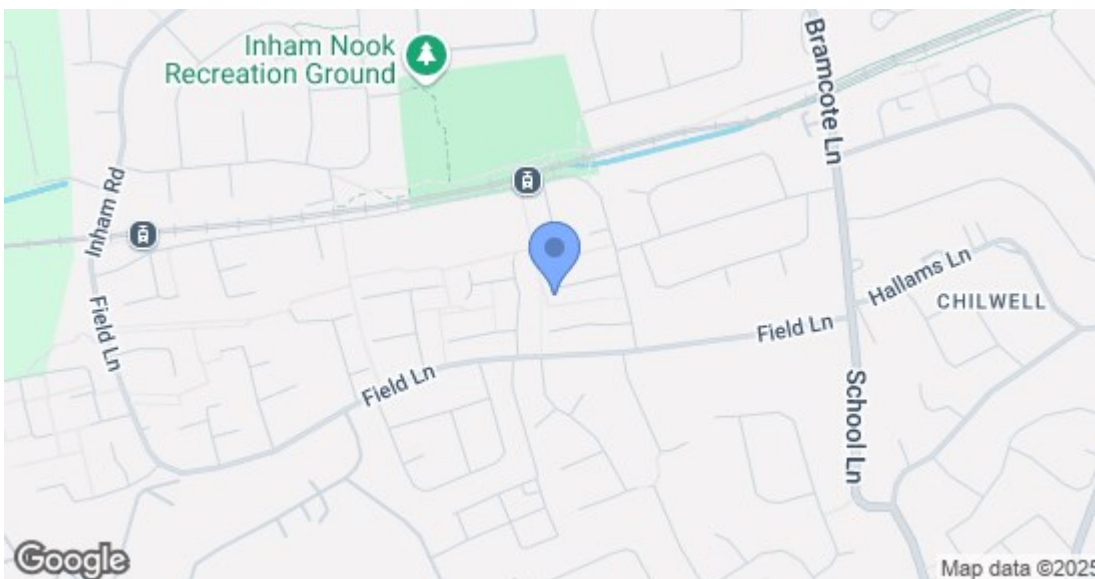
### Disclaimer:

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.





**Robert Ellis**  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		71	
(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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