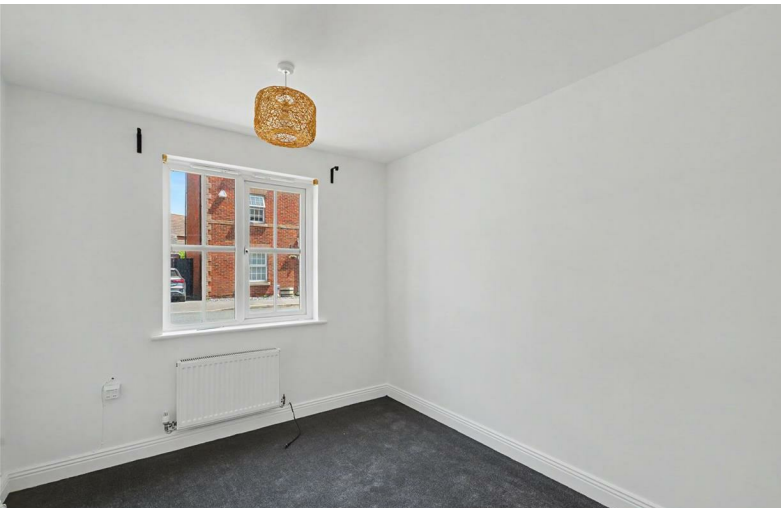




Mountbatten Way,  
Chilwell, Nottingham  
NG9 6RX

**£300,000 Freehold**



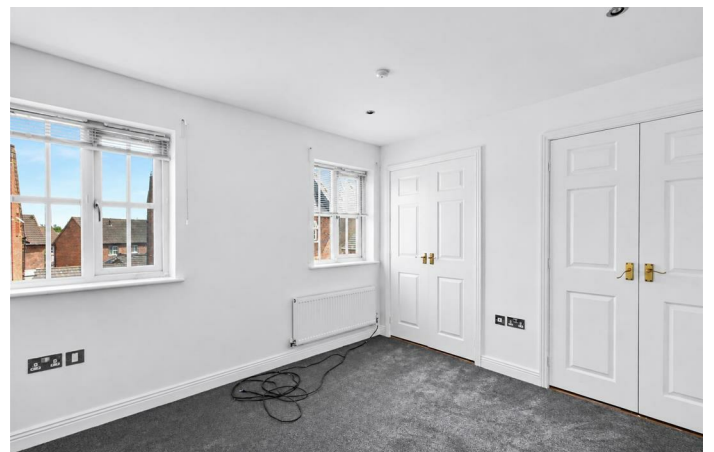
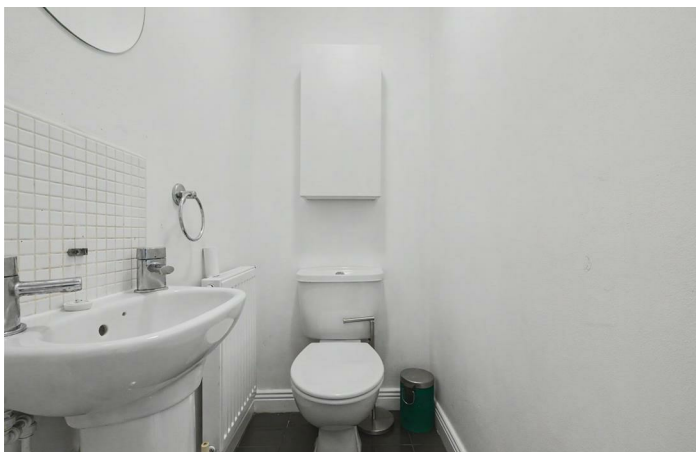
A versatile three-storey four-bedroom end town house.

Benefitting from redecoration and new carpets, this well-presented property offers versatile accommodation arranged over three-floors and is available to the market with the benefit of chain free vacant possession.

In brief the internal accommodation comprises entrance hall, WC, bedroom/reception room and kitchen diner, rising to the first floor is a further double bedroom and sitting room, and rising to the second floor are two bedrooms and bathroom.

Outside the property has low maintenance frontage, drive and garage to the side and to the rear has an enclosed and primarily lawned garden.

Occupying a sought-after and established position readily convenient for local shops, parks, schools and a wide variety of other facilities this excellent property will appeal to a variety of potential purchasers.



### Entrance Hallway

Double glazed panelled entrance door, radiator, tiled flooring and stairs off to first floor landing.

### Downstairs WC

Fitted with a WC, pedestal wash-hand basin with tiled splashback, radiator and tiled flooring.

### Bedroom/Reception

10'2" x 8'8" (3.12m x 2.65m )

UPVC double glazed window and radiator.

### Kitchen Diner

12'9" x 12'7" (3.91m x 3.85m )

Fitted wall and base units, work surfacing with tiled splashback, Range Master cooker with air filter above, integrated dishwasher, fridge and freezer, one and half bowl sink with mixer tap, tiled flooring, radiator, UPVC double glazed window, patio doors to the exterior and useful understairs cupboard.

### First Floor Landing

Radiator and stairs off to the second floor landing.

### Bedroom Two

10'8" x 9'8" (3.27m x 2.95m )

Recess wardrobe, second cupboard, two UPVC double glazed windows and radiator.

### Sitting Rom

12'9" x 9'11" (3.89m x 3.03m )

UPVC double glazed Juliet style patio doors, further UPVC double glazed window and two radiators.

### Second Floor Landing

Radiator and airing cupboard housing the hot water cylinder.

### Bedroom One

10'8" x 10'2" (3.27m x 3.11)

Two UPVC double glazed windows, two radiators, twin recess wardrobes.

### En-Suite

With fitments in white comprising WC, pedestal wash-hand basin with shaver point, shower cubicle with mains

control shower over, part tiled walls, extractor fan and radiator.

### Bedroom Three

9'8" x 5'9" (2.96m x 1.76m )

UPVC double glazed window and radiator.

### Bathroom

Fitments in white comprising WC, pedestal wash-hand basin with shaver point, bath with mains control shower over, part tiled walls, radiator, extractor fan and UPVC double glazed window.

### Outside

To the front the property has low maintenance gravelled area and a drive which runs along side of the property with the garage beyond. To the rear the property has an enclosed garden with patio, outside tap, lawn, gravelled area and timber shed,

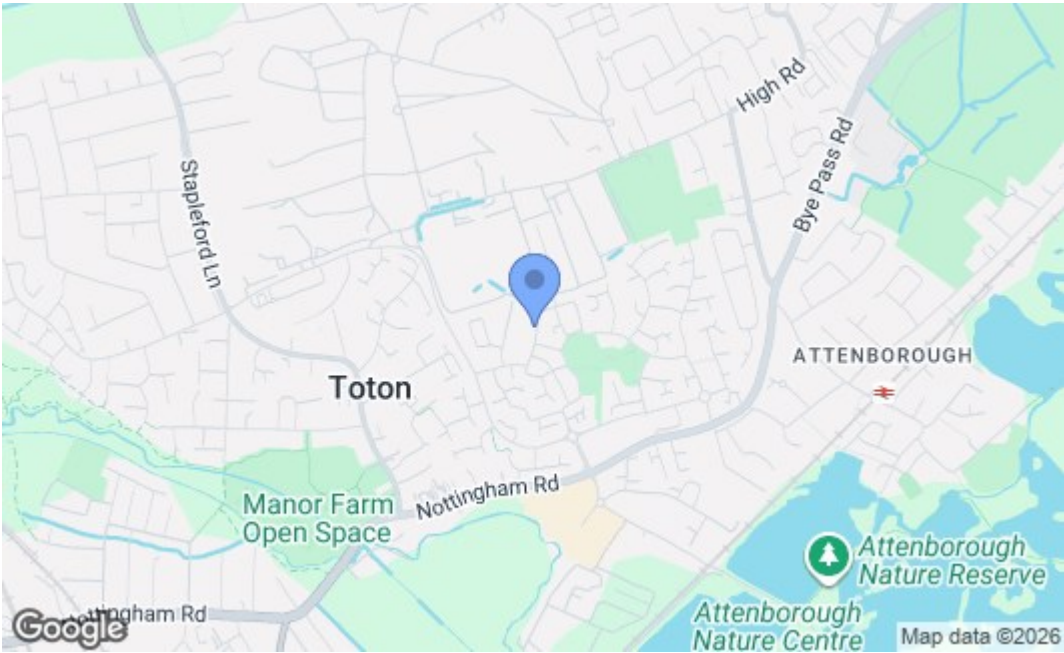
### Garage

16'7" x 8'9" (5.08m x 2.67m )

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



Robert Ellis  
ESTATE AGENTS



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       | 75      | 81        |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
| England & Wales 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                                                       | 72      | 79        |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

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.