Robert Ellis

*look no further...*

Holkham Avenue,
Chilwell, Nottingham
NG9 5EQ

**£325,000 Freehold**

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A 1960's Hofton built four bedroom semi detached house which offers great potential.

Requiring upgrading and renovation though benefitting from extensions to both the side and rear, this is a excellent opportunity for the incoming purchasers to upgrade and remodel to their taste and requirements.

In brief the generous and versatile interior comprises; entrance porch, entrance hall, sitting room, dining room, kitchen, utility/conservatory and garage to the ground floor then rising to the first floor are three double bedrooms and further single bedroom, separate WC and bathroom.

Outside to the front of the property there is a driveway with the garage beyond and mature primarily lawned gardens to both front and rear with stocked borders.

Available to the market with the benefit of chain free. Being situated in a sought-after and convenient residential location, well place for local shops, excellent transport links such as the NET tram, parks and schools and a range of other facilties.

Entrance Porch
UPVC double glazed entrance door, UPVC double glazed windows and secondary wooden door leading to the entrance hall.

Entrance Hall
Stairs leading to the first floor landing, radiator, two useful under stairs cupboards and further cloak cupboard.

Sitting Room
14'11" x 11'10" decreasing to 10'5" (4.55m x 3.63m decreasing to 3.19m )
Wooden window with secondary glazing to the front, radiator and gas fire with Adam Style surround.

Dining Room
14'0" x 10'11" (4.27m x 3.33m )
Wooden patio door with secondary glazing leading to rear garden and radiator.

Kitchen
14'0" x 7'10" (4.29m x 2.41m )
Fitted wall and base units, work surfacing with tiled splashback, single sink and drainer unit with mixer tap, gas hob with air filter above, inset electric oven and grill, plumbing for a dishwasher, pantry cupboard, UPVC double glazed window to the rear and further wooden window to the side.

Conservatory/Utility
9'1" x 7'8" (2.79m x 2.36m )
Base units, plumbing for a washing machine, tap, UPVC double glazed windows and composite door to the exterior.

Garage
17'1" x 10'11" (5.21m x 3.33m )
Double doors to the front, light and power, pedestrian door and window to the rear.

First Floor Landing
Stairs rising from the ground floor and doors leading into the separate WC, bathroom and four bedrooms.

Bedroom One
13'11" x 11'11" (4.25m x 3.64m )
Wooden window with secondary glazing to the front, radiator and fitted wardrobes.

Bedroom Two
11'5" x 1095'9" (3.48m x 334m )
Wooden window with secondary glazing to the rear, radiator and fitted wardrobes.

Bedroom Three
16'2" x 7'6" (4.95m x 2.30m )
Wooden window to the front and rear, radiator and fitted wardrobes.

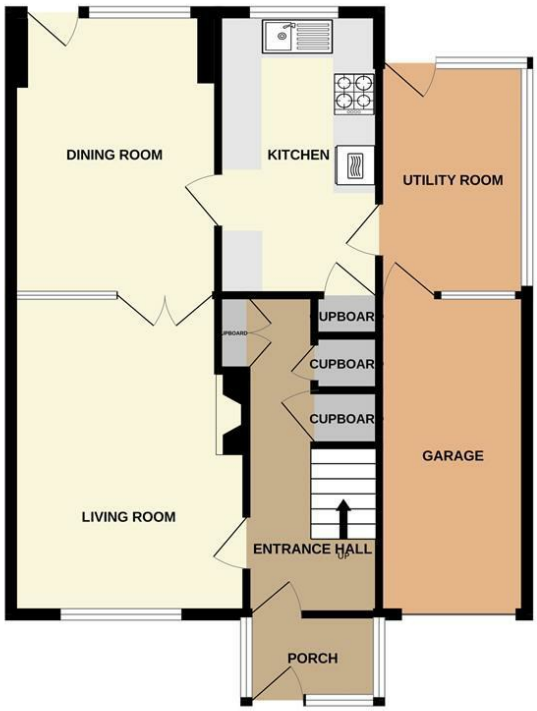
Bedroom Four
8'7" x 6'10" (2.62m x 2.10m )
Wooden window to the front, fitted cupboard and radiator.

Separate WC
Fitted with a low level WC and wooden window to the side.

Bathroom
Fitted with a pedestal wash hand basin, bath, part tiled walls, radiator, UPVC double glazed window and cupboard housing the Vitodens boiler.

Outside
To the front the property has a blocked paved drive providing car standing with the garage beyond and a primarily lawned garden with shrubs. Gated access leads along the side of the property to the rear. To the rear the property has a generous and mature private garden with decking, patio, shed, lawn, mature shrubs and trees, stocked beds and borders.

GROUND FLOOR
742 sq.ft. (68.9 sq.m.) approx.




1ST FLOOR
505 sq.ft. (46.9 sq.m.) approx.

TOTAL FLOOR AREA : 1246 sq.ft. (115.8 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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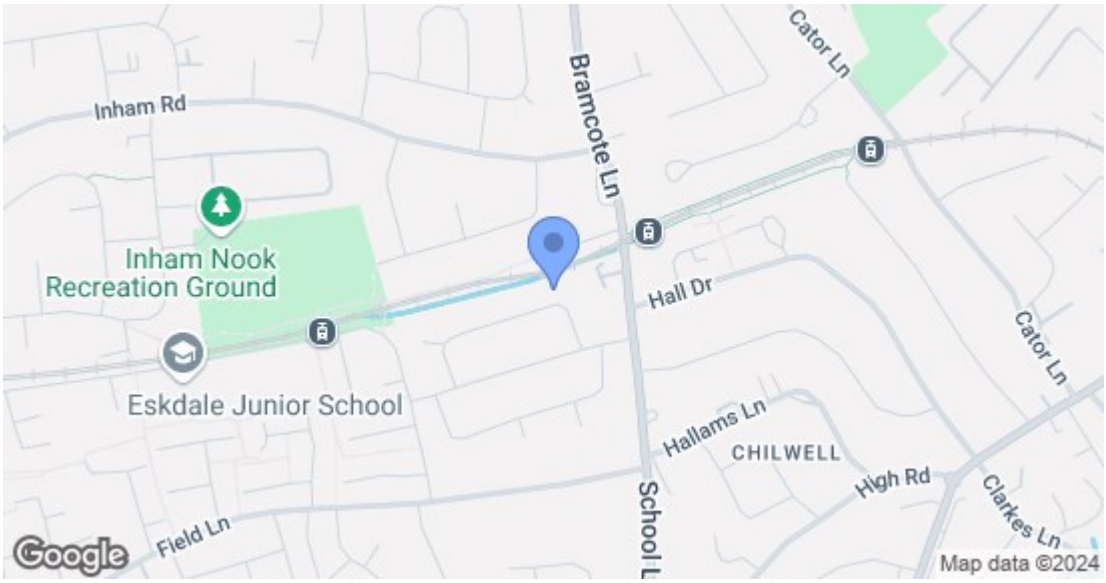


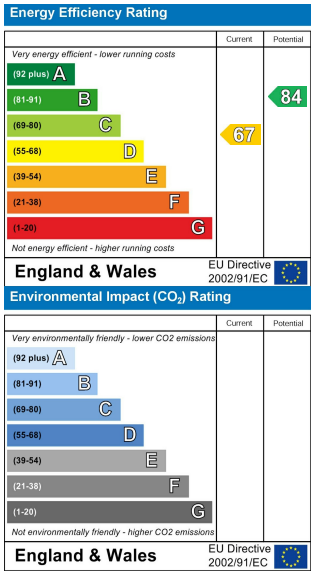


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