

Haddon Crescent,  
Chilwell, Nottingham  
NG9 5JT

**£285,000 Freehold**



This semi-detached house presents an excellent opportunity for first-time buyers or those looking to invest in a property with great potential. The home boasts two spacious reception rooms, providing ample space for both relaxation and entertaining guests.

With three well-proportioned bedrooms, this residence is perfect for those seeking extra room for a home office or guest accommodation. The property features a single bathroom, which can be easily upgraded to suit your personal style and preferences.

One of the standout features of this property is that it comes with no chain, allowing for a smooth and efficient purchasing process. The house is ripe for renovation, offering the chance to put your own stamp on it and create a space that truly reflects your taste.

Whether you are looking to make your first step onto the property ladder or seeking a project to transform into your dream home, this property on Haddon Crescent is a fantastic choice. With its prime location and potential for enhancement, it is not to be missed.



### Entrance Hall

Entrance door, radiator, UPVC double glazed window to the side, stairs to the first floor, useful under stairs storage cupboard and doors to the WC, kitchen, dining room and lounge.

### Lounge

11'11" x 11'3" (3.64m x 3.45m)

A carpeted reception room with electric fire with tile surround, UPVC double glazed bay window to the front, radiator and opening into the dining room.

### Dining Room

13'4" x 10'11" (4.08m x 3.34m)

A carpeted reception room with gas fire with tiled surround, radiator and UPVC double glazed sliding patio doors to the rear.

### Kitchen

12'4" x 7'10" (3.76m x 2.41m)

Fitted with a range of wall, base and drawer units, work surfaces. one and half bowl sink and drainer unit with mixer tap, integrated electric oven with inset gas hob above and extractor fan over, tiled splashbacks, plumbing for a washing machine, integrated fridge and freezer, UPVC double glazed window to the rear and UPVC double glazed door to the side.

### Downstairs WC

Fitted with a low level WC, wash-hand basin inset to vanity unit, wall-mounted heated towel rail, part tiled walls, extractor fan and UPVC double glazed window to the side.

### First Floor Landing

With UPVC double glazed window to the side, and doors to the WC, bathroom and three bedrooms.

### Bedroom One

13'3" x 11'11" (4.04m x 3.65m)

A carpeted double bedroom with fitted wardrobes and drawers, UPVC double glazed bay window to the front and radiator.

### Bedroom Two

11'5" x 10'11" (3.5m x 3.34m)

A carpeted double bedroom with built-in wardrobes, radiator, UPVC double glazed window to the rear.

### Bedroom Three

8'3" x 6'11" (2.53m x 2.13m)

A carpeted bedroom with UPVC double glazed window to the front, radiator and loft hatch.

### Bathroom

Comprising bath with electric shower over, pedestal wash-hand basin, tiled walls, radiator, UPVC double glazed window to the rear and an airing cupboard housing the hot water cylinder.

### WC

Fitted with a WC and window to the side.

### Outside

To the front of the property you will find a lawned garden with stocked borders, concrete driveway and gated side access leading to the generous enclosed rear garden which is primarily lawned with a range of mature trees and shrubs, stocked beds and borders and fence boundaries.

### Garage

A single garage with double doors to the front and a pedestrian door to the side.

### 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

Does the property have spray foam in the loft?: No

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.

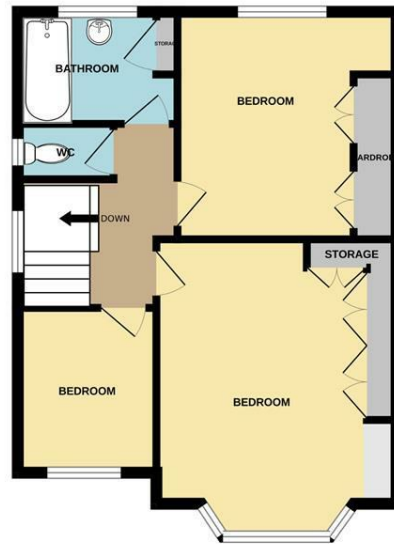




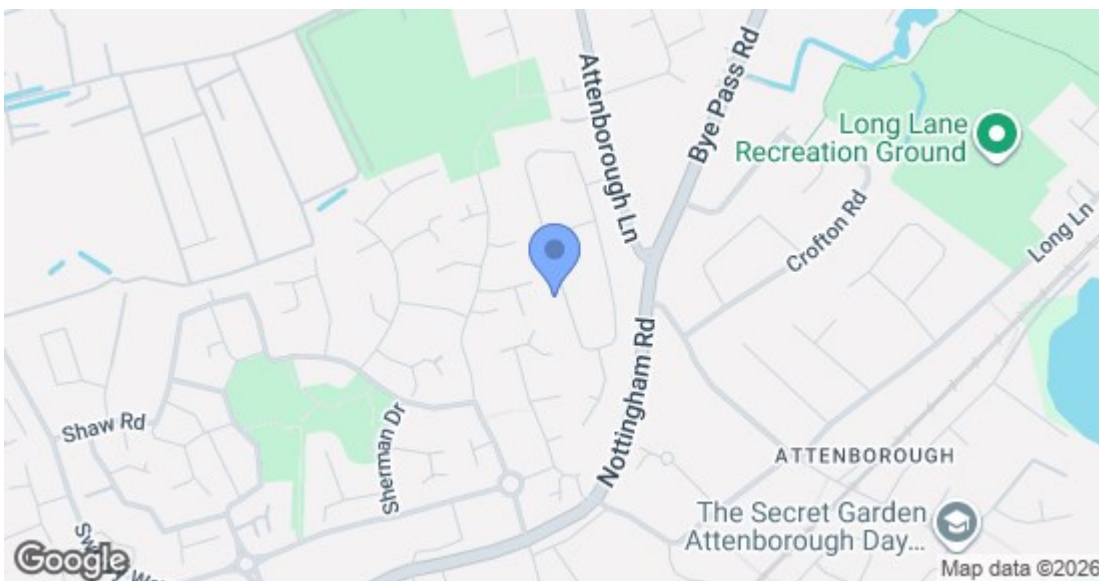
GROUND FLOOR



1ST FLOOR



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