



18 Garton Close,
Chilwell, Nottingham
NG9 4GH

£190,000



A WELL PRESENTED, THREE BEDROOM END TERRACED HOUSE OCCUPYING A PARTICULARLY GENEROUS PLOT WITH A CONSERVATORY TO THE REAR.

Offering excellent development potential subject to the necessary consent this great property with modern fixtures and fittings throughout and three good sized bedrooms would suit a variety of potential purchasers and is offered to the market with the benefit of chain free vacant possession.

In brief, the internal accommodation comprises: Entrance porch, dining room, kitchen, sitting room and conservatory to the ground floor and to the first floor are three good sized bedrooms and a bathroom.

Outside the property occupies a particularly large plot with a gated driveway and mature gardens with shrubs and trees to the side and rear.

Well placed for a range of local amenities including shops, parks and excellent transport links such as the NET tram and bus route. This great property is well worthy of viewing.



Porch

A UVC double glazed entrance door leads to porch, with UPVC double glazed windows, tiled flooring and second UPVC double glazed door with flanking window to dining room.

Dining Room

10'10" x 9'1" (3.31 x 2.78)

Two UPVC double glazed windows, laminate flooring, radiator, stairs off to first floor landing.

Sitting Room

19'5" x 10'6" (5.93 x 3.22)

UPVC double glazed window to the front, further UPVC double glazed patio doors to the rear leading to the conservatory, two radiators and a fuel effect gas fire with granite style hearth and surround and Adam style mantle.

Kitchen

12'4" x 8'2" (3.78 x 2.50)

Fitted wall and base units, work surfacing with tiled splashback, breakfast bar, single sink and drainer with mixer tap, inset gas hob with air filter above, inset electric oven, plumbing for a washing machine, integrated fridge and freezer, tiled flooring, UPVC double glazed window and door to the exterior, concealed combination boiler and useful under stairs cupboard. Washing machine to be included in sale.

Conservatory

11'2" x 8'7" (3.41 x 2.63)

UPVC double glazed windows and patio doors leading to the rear garden, tiled flooring and a ceiling fan.

First Floor Landing

With loft hatch

Bedroom One

19'5" x 9'3" narrowing to 6'1" (5.94 x 2.82 narrowing to 1.86)

Two UPVC double glazed windows and radiator.

Bedroom Two

10'9" x 9'2" (3.28 x 2.81)

UPVC double glazed window, radiator, exposed and varnished floorboards and recessed cupboard.

Bedroom Three

9'11" x 7'9" (3.04 x 2.38)

UPVC double glazed window and radiator.

Bathroom

WC, pedestal wash hand basin, bath with shower off the taps, part tiled walls, radiator, UPVC double glazed window and extractor fan.

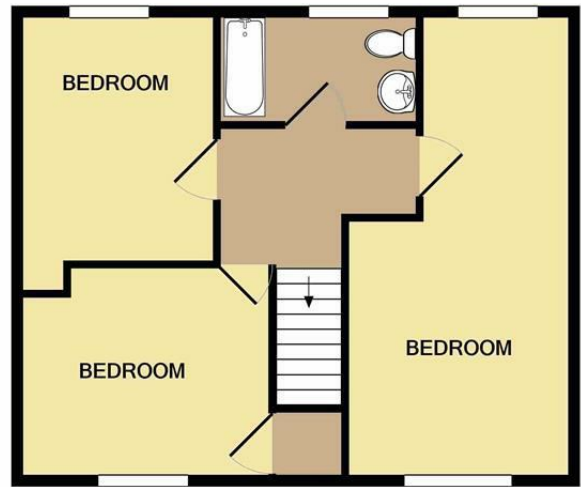
Outside

To the front, the property has a gated driveway and a large garden with bark chipped areas and mature shrubs and trees. Gated access leads to the rear garden where there is a useful outside tap with a sink, patio area, well stocked beds and borders and a timber shed.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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			85
(81-91) B		72	
(69-80) C			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			83
(81-91) B		70	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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