

# Robert Ellis

*look no further...*



Marton Road,  
Chilwell, Nottingham  
NG9 5JY

**£240,000 Freehold**

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@robertellisea



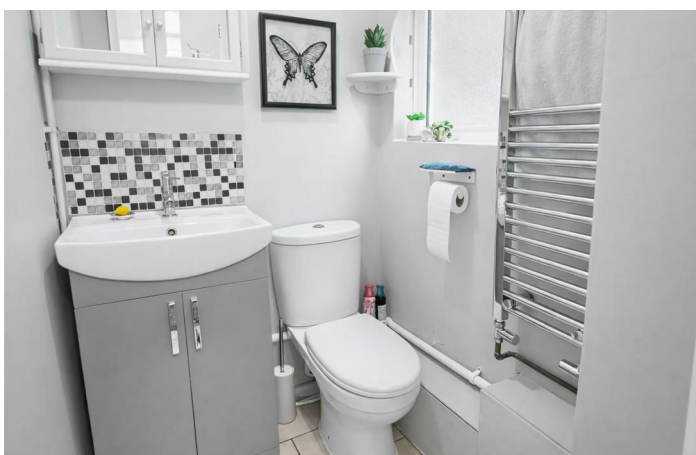


This delightful semi-detached house presents an excellent opportunity for both first-time buyers, young professionals and investors. The property boasts a well-proportioned reception room, perfect for entertaining guests or enjoying quiet evenings at home.

With two inviting bedrooms, this residence offers ample space for a small family or professionals looking for a peaceful retreat. The bathroom is conveniently located, ensuring ease of access for all occupants.

The semi-detached nature of the house provides a sense of privacy while still being part of a friendly community. The surrounding area is known for its excellent local amenities, including shops, schools, and parks, making it an ideal location for families and individuals alike.

This property is not just a house; it is a place where memories can be made. With its appealing features and prime location, it is sure to attract interest. Do not miss the chance to view this lovely home on Marton Road, where comfort and convenience await.



### Entrance Hall

UPVC double glazed entrance door, stairs to the first floor, radiator, and door to the lounge.

### Lounge

11'11" x 11'11" (3.65m x 3.64m )

With laminate flooring, UPVC double glazed bay window to the front, radiator, useful under stairs storage space and door to the kitchen.

### Kitchen

10'10" x 9'3" (3.32m x 2.83m )

Fitted with a range of modern wall, base and drawer units, work surfaces, one and half bowl sink and drainer unit with mixer tap, integrated electric oven and hob with air filter over, tiled flooring, space for a fridge freezer, plumbing for a dishwasher, radiator, UPVC double glazed window to the rear and opening to the rear hallway.

### Rear Hallway

With a large storage cupboard housing the combination boiler, UPVC double glazed door to the utility room and a door to the WC.

### WC

Fitted with a WC, wash-hand basin inset to vanity unit, tiled flooring and splashback, wall-mounted heated towel rail, and UPVC double glazed window to the side.

### Utility

13'0" x 4'4" (3.97m x 1.33m )

Laminate flooring, plumbing for a washing machine and tumble dryer, work surface, UPVC double glazed window to the rear, and UPVC double glazed sliding doors to the rear.

### First Floor Landing

UPVC double glazed window to the side, spotlights, loft hatch and doors to the bathroom and two bedrooms.

### Bedroom One

11'11" x 11'10" (3.64m x 3.62m )

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

### Bedroom Two

9'4" x 7'10" (2.85m x 2.4m )

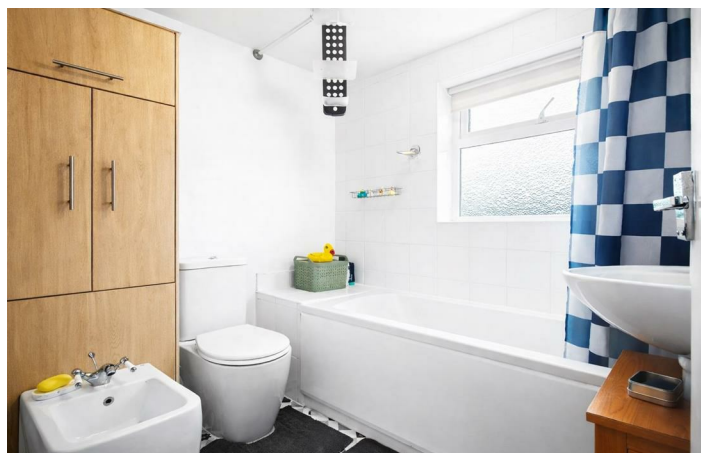
A carpeted double bedroom with UPVC double glazed window to the rear, radiator and wired in ethernet cable.

### Bathroom

Incorporating a four-piece suite comprising: panelled bath with mains and electric shower over, pedestal wash-hand basin, WC, bidet, tiled splashbacks, fitted vanity cupboard, wall-mounted heated towel rail and UPVC double glazed window to the rear.

### Outside

To the front of the property, you will find a small garden with mature shrubs, and gated side access leading to the private and enclosed rear garden, which includes a concrete patio overlooking the lawn beyond, a range of mature shrubs, useful storage shed and fence boundaries.





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		
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		
(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.