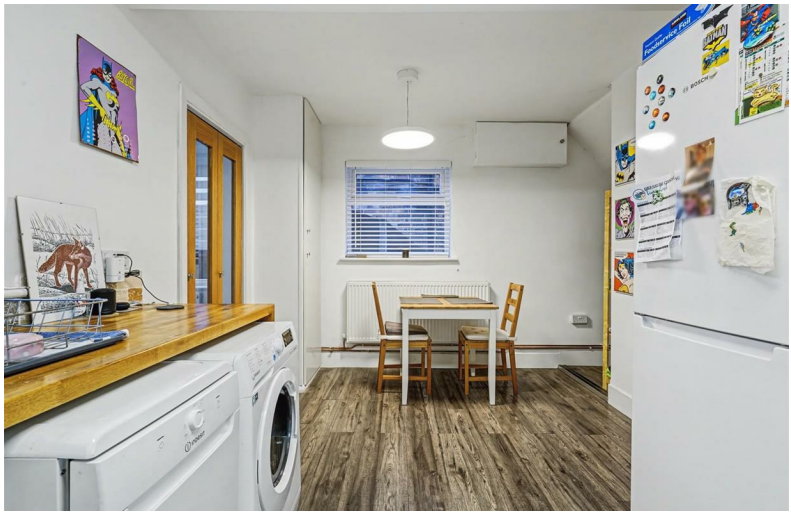
Robert Ellis

look no further...



Marton Road,
Chilwell, Nottingham
NG9 5JY

£225,000 Freehold

0115 922 0888

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Situated on Marton Road in the popular area of Chilwell, Nottingham, this delightful house presents an excellent opportunity for both families and first-time buyers. With no upward chain, you can move in without delay and start enjoying your new home right away.

The property boasts two reception rooms, providing ample space for relaxation and entertaining guests. These versatile areas can be tailored to suit your lifestyle.

The house features two well-proportioned bedrooms, ensuring that there is plenty of room for family members or guests. Each bedroom offers a comfortable retreat, perfect for unwinding after a long day.

Completing the accommodation is a conveniently located bathroom, designed to meet the needs of modern living.

This property is ideally situated in a vibrant community, with local amenities, schools, and parks just a stone's throw away. Chilwell is known for its friendly atmosphere and excellent transport links, making it easy to explore Nottingham and beyond.

In summary, this house on Marton Road is a fantastic opportunity to secure a lovely home in a sought-after location. With its generous living spaces, two bedrooms, and the added benefit of no upward chain, it is sure to attract considerable interest. Do not miss your chance to view this charming property and envision the possibilities it holds for you and your family.

Entrance Hall
UPVC double glazed entrance door, contemporary radiator, stairs to the first floor landing and door to the lounge.

Lounge
11'11" x 11'11" (3.64m x 3.64m)
Laminate flooring, log burner with tiled hearth, UPVC double glazed window to the front, radiator and door to the kitchen diner.

Kitchen Diner
15'5" x 9'4" (4.71m x 2.85m)
Fitted with a range of modern wall, base and drawer units, work surfaces, Belfast sink, integrated electric oven with inset gas hob above, aluminium splashback and extractor fan over, space for a fridge freezer, plumbing for a washing machine and dishwasher, laminate flooring, UPVC double glazed window to the rear and side, radiator, useful under stairs storage space, and a folding door to the sun room.

Sun Room
7'8" x 6'7" (2.36m x 2.03m)
With laminate flooring, radiator, UPVC double glazed door to the rear and UPVC double glazed windows to both sides.

First Floor Landing
With UPVC double glazed window to the side, loft hatch and doors to the bathroom and two bedrooms.

Bedroom One
11'11" x 11'11" (3.64m x 3.64m)
A carpeted double bedroom with two radiators, UPVC double glazed window to the front.

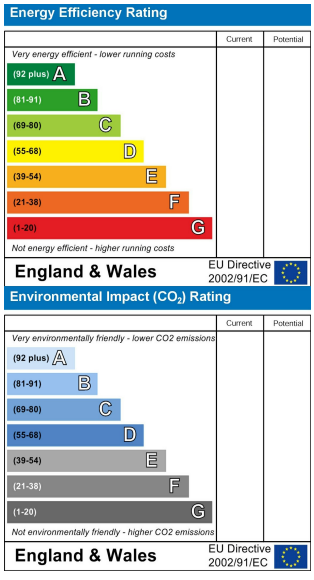
Bedroom Two
14'3" x 7'0" (4.35m x 2.14m)
UPVC double glazed windows to the rear and side, laminate flooring, and radiator.

Bathroom
Incorporating a four-piece suite comprising: panelled bath, shower, wash-hand basin inset to vanity unit, WC, tiled flooring and walls, wall-mounted heated towel rail, extractor fan, spotlights, and UPVC double glazed window to the rear.

Outside
Outside you will find a low-maintenance frontage with slate chipping, gated side access leading to the easily managed rear garden which is primarily paved with useful storage shed and fence boundaries.

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.



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12 High Road, Beeston, Nottingham, Nottinghamshire, NG9 2JP
beeston@robertellis.co.uk
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