



Audon Avenue,  
Chilwell, Nottingham  
NG9 4AW

**£399,950 Freehold**



An Art-Deco style 1930's three bedroom detached house.

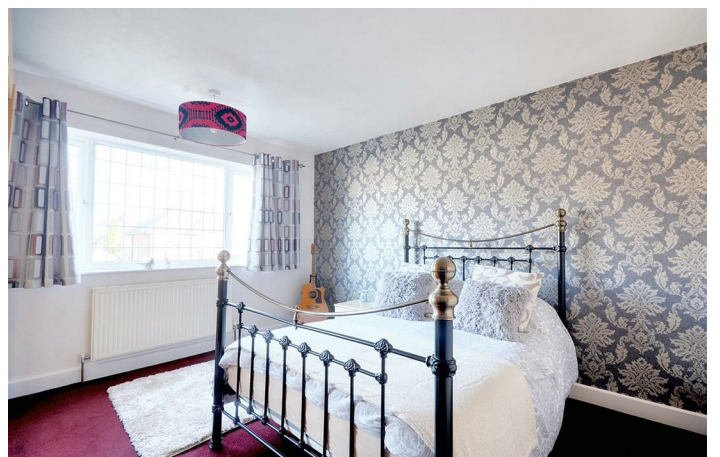
This well presented individual home which has retained much of its original character and charm, offers generous ready to move into accommodation that will doubtless be of appeal to a variety of potential purchaser but is considered ideal for a family looking for larger accommodation.

In brief the internal accommodation comprises; spacious entrance hall, sitting room, dining room, conservatory and kitchen to the ground floor, rising to the first floor are two double bedrooms a further single bedroom, separate WC and bathroom, there is also a useful attic space.

Outside the property has well manicured and stocked gardens to both front and rear, a drive providing car standing with the garage beyond.

The property also benefits from a pleasant outlook to the rear overlooking the tennis courts.

Occupying an established and particularly sought-after residential location, within easy walking distance of local schools, shops and excellent transport links including; bus routes the NET tram and train station.



A recess porch shelters the UPVC double glazed entrance door.

#### Entrance Hallway

Radiator, tiled flooring and stairs leading to the first floor landing.

#### Sitting Room

13'10" x 11'10" (4.23m x 3.62m )

UPVC double glazed window, radiator and a fuel effect gas fire with granite style hearth and Adam-style mantle.

#### Dining Room

9'9" x 9'9" (2.99m x 2.99m )

Patio door leading through to the conservatory and radiator.

#### Conservatory

9'8" x 7'7" (2.97m x 2.33m )

UPVC double glazed windows and patio doors to the rear garden and plumbing for a washing machine.

#### Kitchen

11'10" x 9'3" (3.62m x 2.84m )

Fitted with a range of wall, base and drawer units, work surfacing with tiled splashback, single sink and drainer unit with mixer tap, inset gas hob with air filter above, inset electric oven and microwave, integrated dishwasher, fridge and freezer, tiled flooring, UPVC double glazed window, walk in pantry/under stairs cupboard with fitted shelving and wooden window.

#### First Floor Landing

UPVC double glazed window and retractable ladder leading to the boarded attic space, with a window and light.

#### Bedroom One

13'10" x 11'10" (4.24m x 3.63m )

UPVC double glazed window and radiator.

#### Bedroom Two

11'5" x 9'11" (3.50m x 3.03m )

UPVC double glazed window and radiator.

#### Bedroom Three

9'2" x 7'3" (2.79m x 2.21m )

UPVC double glazed window and radiator.

#### Separate WC

Fitted with a low level WC, tiled flooring, fully tiled walls and wooden window.

#### Bathroom

Incorporating; panelled bath with mains control shower over, wash hand basin inset to vanity unit, fully tiled walls, UPVC double glazed window and wall mounted heated towel rail.

#### Attic Space

22'7" x 10'2" (6.90m x 3.11m )

UPVC double glazed window and useful eaves storage cupboard.

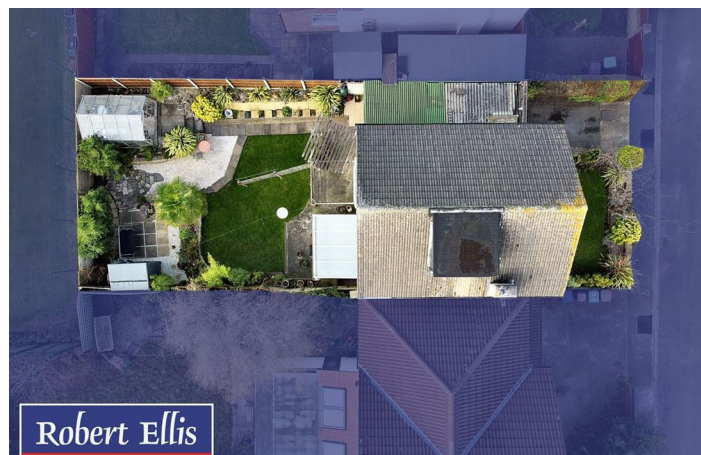
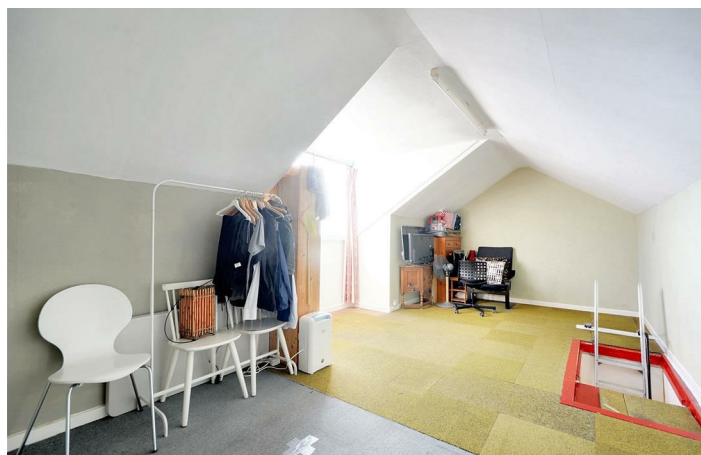
#### Outside

To the front the property has a mature and well manicured garden with lawn, shrubs and trees and a drive providing car standing with the garage beyond. To the rear the property has an enclosed and private garden, which is well maintained and features a covered patio area, further patio's, lawned garden, mature well stocked beds and borders and a rockery, greenhouse and timber shed.

#### Garage

15'7" x 6'11" (4.76m x 2.12m )

Double timber doors to the front, pedestrian door to the side, window to the rear and light.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		59	
(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	

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.