Robert Ellis

look no further...

Scrivelsby Gardens,
Chilwell, Nottingham
NG9 5HJ

Offers In Excess Of
£250,000 Freehold

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A great two-bedroom, semi-detached property with the benefit of no upward chain.

Tucked away in a cul-de-sac in Chilwell, you are fantastically positioned with a wealth of local amenities on your doorstep including shops, schools, public houses, healthcare facilities, restaurants, and transport links.

This well proportioned property would be considered an ideal opportunity for a large variety of buyers including first time purchasers, young professionals or anyone looking to add to a buy to let portfolio.

In brief the internal accommodation comprises: An entrance hall, open plan living dining room, kitchen, conservatory and downstairs WC. Then rising to the first floor are two double bedrooms and family bathroom.

Outside to the front of the property there is a pebbled garden with a block paved driveway providing off-road parking. The enclosed rear garden is paved keeping it low maintenance.

Having been a well maintained rental property for a number of years, and with the benefit of gas central heating and UPVC double glazing this property is well worthy of an early internal viewing.

Entrance Hall
Hardwood door through to a carpeted entrance hall, with large storage cupboard housing the boiler.

Living Dining Room
15'5" x 10'10" (4.71m x 3.31m)
A carpeted reception room, with radiator, UPVC double glazed bay window to the front aspect and UPVC double glazed door to the conservatory.

Kitchen
13'10" x 9'7" (4.23m x 2.94m)
A range of wall and base units with work surfacing over and tiled splashbacks, sink with drainer and mixer tap. Space and fittings for freestanding appliances to include electric cooker, fridge freezer and washer dryer. UPVC double glazed door through to the conservatory.

Conservatory
19'7" x 9'11" (5.99m x 3.03m)
Additional reception room, with laminate flooring, radiator and UPVC double glazed French doors to the rear garden.

Downstairs WC
Low flush WC and wash hand basin.

First Floor Landing
A carpeted landing space with radiator and access to the loft hatch.

Bedroom One
14'0" x 10'11" (4.28m x 3.34m)
A carpeted double bedroom, with radiator and UPVC double glazed window to the front aspect.

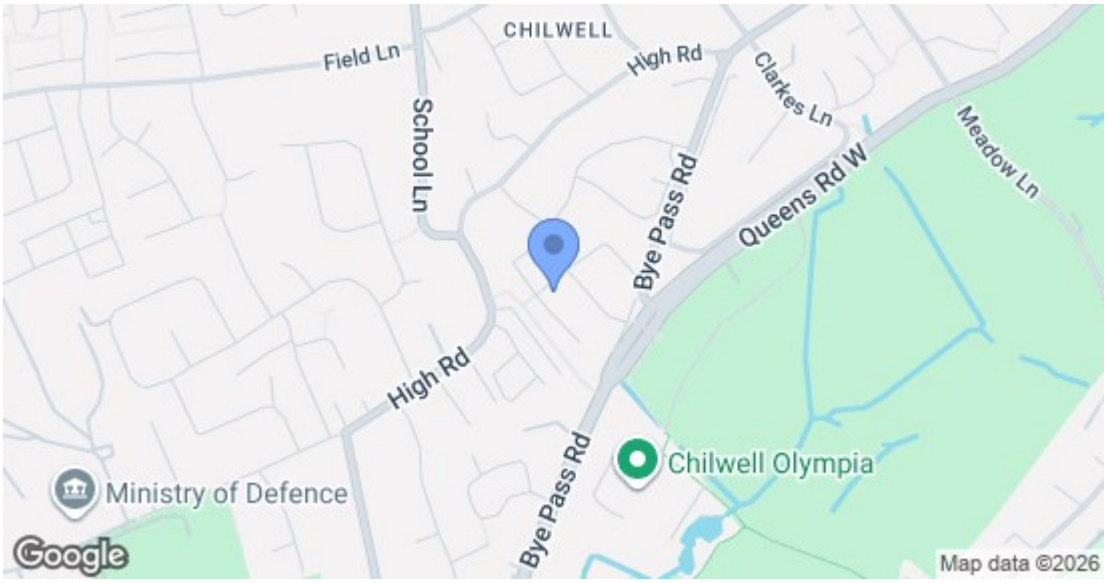
Bedroom Two
13'10" x 11'1" (4.23m x 3.40m)
An L shape, carpeted double bedroom, with radiator and two UPVC double glazed window to the front aspect.

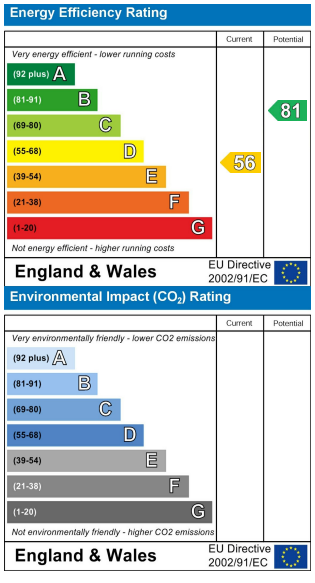
Bathroom
A three-piece suite comprising low flush WC, pedestal wash hand basin, bath with mains power shower above and glass shower screen, part tiled walls, heated towel rail, and UPVC double glazed window.

Outside
To the front is a pebbled driveway, with hedges boundaries and block paved driveway for up to two cars standing. Then enclosed rear garden is fully paved with fenced 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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