



Inham Circus,  
Chilwell, Nottingham  
NG9 4FN

**£275,000 Freehold**



A three bedroom, semi-detached house with a detached garage.

Situated in this popular and convenient residential location, readily accessible for a range of local shops and amenities including schools, transport links, Beeston town centre and the A52, this fantastic property is considered an ideal opportunity for a variety of potential purchasers including first time buyers, young professionals and families.

In brief the internal accommodation comprises: porch, entrance hall, WC, kitchen, lounge, dining room, and conservatory to the ground floor, with three good sized bedrooms and family bathroom to the first floor.

Outside to the front of the property you will find gated access to a large driveway, offering ample car standing, with further gated side access which leads to the detached garage at the rear and the generous, well-maintained rear garden, which includes a patio overlooking the lawn beyond, mature shrubs, useful summer house, and fence boundaries.

Having been upgraded by the current vendors throughout, this wonderful property is offered to the market with the benefit of a range of modern fixtures and fittings throughout, and ready to move in condition. An early internal viewing comes highly recommended.



### Entrance Porch

With a composite entrance door, tiled flooring, and second door leading to the entrance hall.

### Entrance Hall

With laminate flooring, stairs leading to the first floor landing, UPVC double glazed window to the front, radiator, useful built in storage cupboard, and doors to the lounge, kitchen and WC.

### Downstairs WC

Fitted with a low level WC, wall mounted wash hand basin, tiling to floor and walls, heated towel rail, and UPVC double glazed window to the side.

### Kitchen

11'3" x 8'11" (3.45m x 2.73m )

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 with induction hob and air filter over, plumbing for a washing machine, space for a fridge freezer, laminate flooring, tiled splashbacks, heated towel rail, spotlights, UPVC double glazed window to the rear and side and a composite door to the side.

### Lounge

13'5" x 11'4" (4.09m x 3.46m )

With laminate flooring, UPVC double glazed window to the front, radiator and opening to the dining room.

### Dining Room

8'11" x 8'10" (2.74m x 2.71m )

With laminate flooring, radiator, and UPVC double glazed French doors to the conservatory.

### Conservatory

12'9" x 9'11" (3.89m x 3.04m )

With tiled flooring, UPVC double glazed French doors to the rear, electric van, and UPVC double glazed windows all around.

### First Floor Landing

With loft hatch, UPVC double glazed window to the side, 'Alpha' combination boiler, useful storage cupboard and doors to the bathroom and three bedrooms.

### Bedroom One

11'7" x 11'4" (3.54m x 3.47m )

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

### Bedroom Two

11'4" x 10'11" (3.47m x 3.33m )

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

### Bedroom Three

8'10" x 8'8" (2.71m x 2.66m )

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

### Bathroom

Incorporating a three piece suite comprising: panelled bath with shower over, pedestal wash hand basin, low level WC, tiled floor and walls, heated towel rail, spotlights, extractor fan and UPVC double glazed window to the front.

### Outside

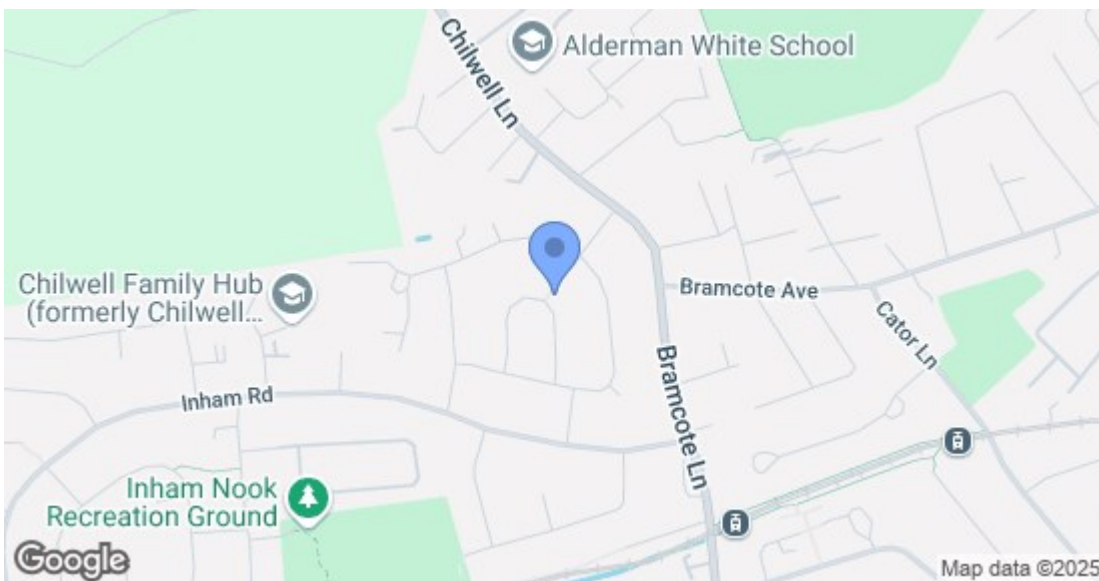
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### Disclaimer:

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.



**Robert Ellis**  
ESTATE AGENTS



| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         | 85        |
| (81-91) B   |  |                         |           |
| (69-80) C   |  | 72                      |           |
| (55-68) D   |  |                         |           |
| (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 |           |

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