Robert Ellis

look no further...

School Lane,
Chilwell, Nottingham
NG9 5EH

£220,000 Freehold

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A well presented two bedroom semi-detached property in a sought-after location.

This lovely property would make the ideal purchase for a large variety of buyers including first time buyers, young families or investors looking to add to a buy to let portfolio.

Situated within walking distance of central Beeston, the property has the advantage of a large variety of local amenities including schools. shops, restaurants, coffee shops and healthcare facilities. There is also the benefit of bus and tram links within a short distance for trips in and around the city, and Beeston train station is also nearby for journeys further afield.

In brief the property comprises; entrance hall, living room and breakfast kitchen to the ground floor. Then rising up to the first floor are two double bedrooms and bathroom.

Outside to the front of the property a blocked paved driveway provides off road carparking, gated side access leads to the private and enclosed rear garden.

Offered to the market with the benefit of no upward chain, UPVC and gas central heating throughout, this great property is well worthy of an early internal viewing.

Entrance Hallway
UPVC double glazed door to the front, carpet flooring, stairs leading to the first floor and door leading into the living room.

Living Room
13'10" x 12'9" (4.24m x 3.91m)
UPVC double glazed bay window to the front, laminate flooring, gas fire place, radiator and door leading into the breakfast kitchen.

Breakfast Kitchen
16'0" x7'6" (4.89m x2.29m)
Fitted with a range of wall, base and drawer units, work surfacing, stainless sink and drainer unit, integrated electric oven with electric hob above and air filter over, space and plumbing for washing machine, integrated fridge freezer, complementary tiling to the walls, parquet style flooring, useful storage cupboard, radiator, two UPVC double glazed windows to rear and UPVC double glazed door to the rear leading into the garden.

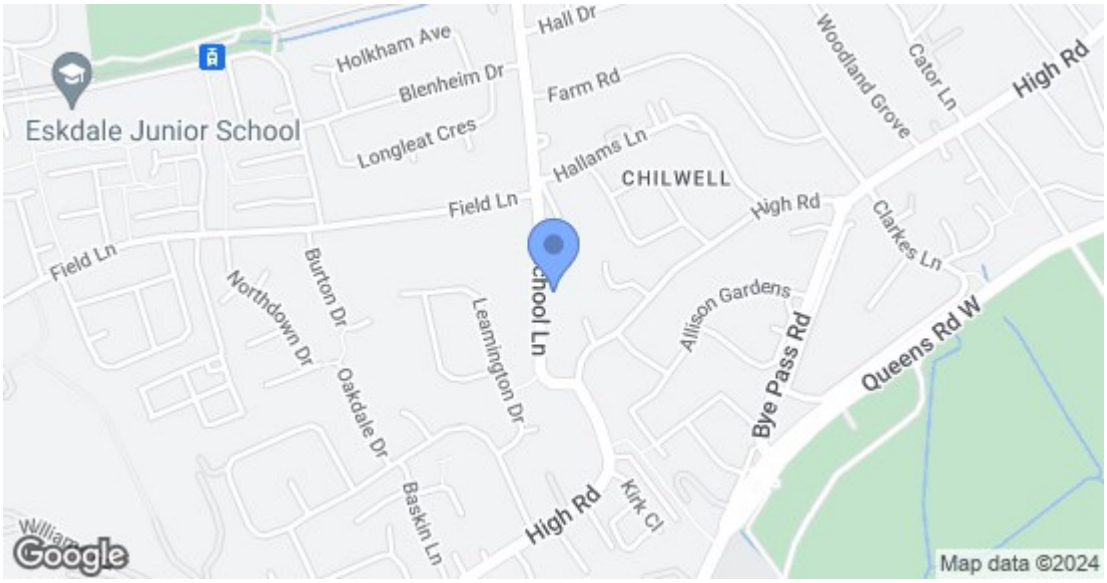
First Floor Landing
UPVC double glazed window to the side, carpet flooring and doors leading into the bathroom and two bedrooms.

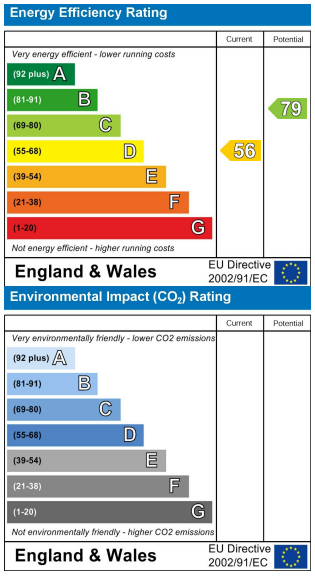
Bedroom One
14'0" x 9'8" (4.29m x 2.96m)
Two UPVC double glazed windows to the front, carpet flooring, fitted wardrobes and radiator.

Bedroom Two
9'4" x 8'0" (2.87m x 2.45m)
UPVC double glazed window to the rear, carpet flooring, loft access and radiator.

Bathroom
Fitted with a three piece suite comprising; panelled bath with electric shower over and glass splash screen, pedestal wash hand basin, low level WC, tiling to walls and floors, wall mounted heated towel rail, access to the boiler cupboard and a obscure UPVC double glazed window the rear.

Outside
To the front of the property there is a low maintenance pebbled area with mature shrubs and hedged boundary and a blocked paved driveway to the side providing off road car parking. Gated side access leads to the private and enclosed rear garden which is mainly laid to lawn and features a raised block paved seating area, flower beds, sun seat for watching the sun set and a timber shed.





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.

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