



Blandford Road,
Chilwell, Nottingham
NG9 4GY

£300,000 Freehold



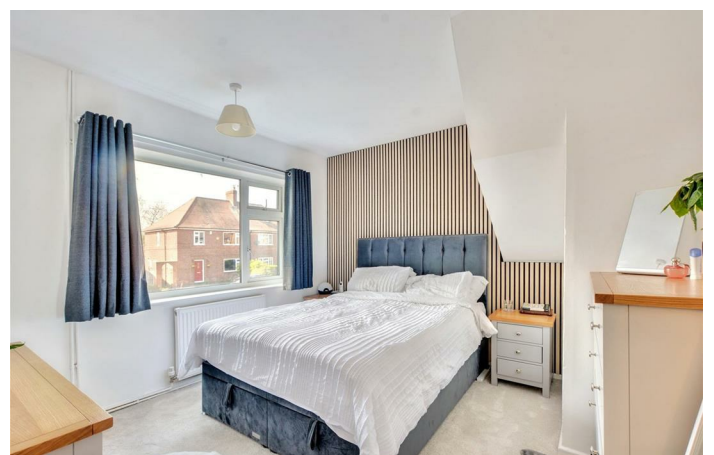
Situated in Chilwell, you are ideally placed with a wide range of local amenities close by including shops, public houses, healthcare facilities, schools and transport links.

This bright and airy property would be considered an ideal opportunity for a large variety of buyers including young professionals, growing families or anyone looking to relocate to this popular and convenient location.

In brief the internal accommodation which is arranged over three floors comprises: entrance hall, lounge, open plan kitchen diner, conservatory and downstairs WC. Then rising to the first floor are three bedrooms and family bathroom and then on the top floor is bedroom four.

Outside the property to the front a driveway providing ample off-road parking and lawned space. The large enclosed rear garden is primarily lawned, with a paved seating area and brick built shed.

This delightful property is offered to the market with the advantage of gas central heating, UPVC double glazing throughout, and is well worthy of an early internal viewing.



Entrance Hall

UPVC double glazed entrance door through to a carpeted entrance hall, with radiator and useful storage cupboard.

Lounge

13'1" x 11'4" (4.01m x 3.46m)

A carpeted reception room, with radiator, feature log burner and UPVC double glazed window to the front aspect.

Kitchen Diner

20'8" x 9'0" (6.32m x 2.75m)

A range of wall and base units with work surfacing over, tiled splashbacks and breakfast bar, one and a half bowl sink with mixer tap and drainer, inset induction hob with extractor fan above and integrated electric double oven. Space and fittings for freestanding appliances to include fridge freezer, wine fridge and washing machine, UPVC double glazed window to the side and rear aspect and UPVC double glazed French doors to the conservatory.

Conservatory

11'9" x 11'4" (3.59m x 3.47m)

Tiled flooring and UPVC double glazed windows and French doors out to the rear garden.

Downstairs WC

Low flush WC and wash hand basin, wall mounted boiler and UPVC double glazed window to the side aspect.

First Floor Landing

A carpeted landing space with UPVC double glazed window to the side aspect and airing cupboard housing a freestanding dryer.

Bedroom One

10'10" x 10'9" (3.31m x 3.30m)

A carpeted double bedroom, with radiator, built in storage cupboard, panelled feature wall and UPVC double glazed window to the front aspect.

Bedroom Two

8'10" x 8'7" (2.71m x 2.62m)

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

Bedroom Three

11'5" x 8'8" (3.48m x 2.66m)

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

Bedroom Four

16'8" x 16'4" (5.09m x 4.98m)

A carpeted double bedroom, with radiator and two Velux windows.

Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with mains powered shower above and glass shower screen, part tiled walls, vinyl flooring, heated towel rail, UPVC double glazed window to the front aspect and extractor fan.

Outside

Outside the property has a hedged frontage with a driveway for ample off street parking and gated side access to the rear. This is primarily lawned with a paved seating area, brick built storage and shed.

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: Previously granted before ownership.

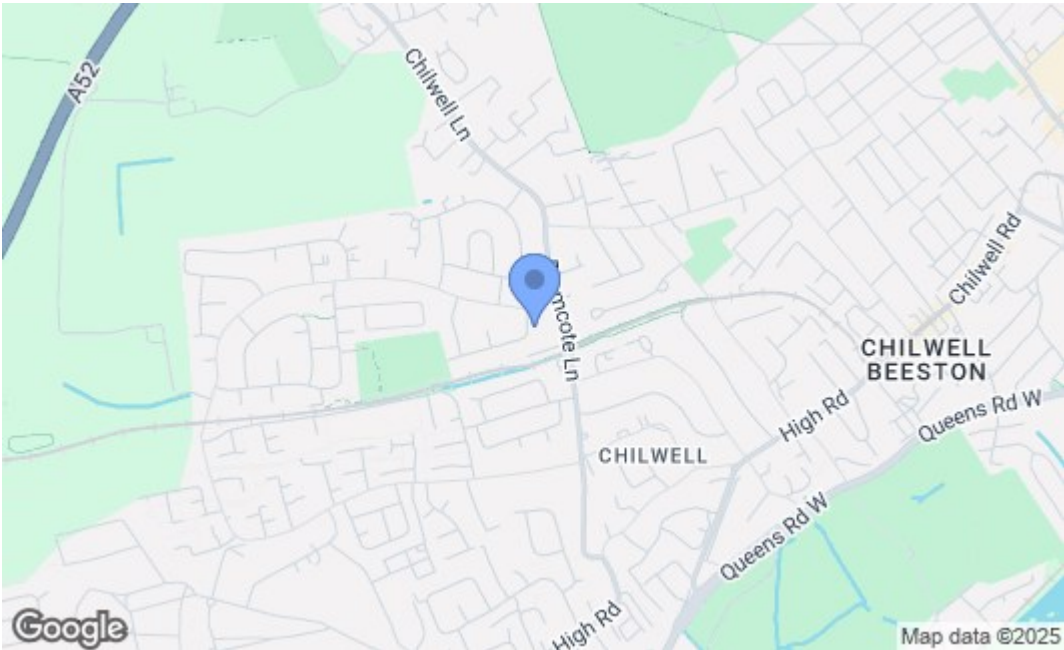
Accessibility/Adaptions: None

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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