



Bye Pass Road,  
Chilwell, Nottingham  
NG9 5HS

**£265,000 Freehold**



A traditional two-bedroom property with the benefit of no upward chain.

Situated just a short walk from Attenborough Nature Reserve you are within close proximity to a variety of local amenities including shops, public houses, healthcare facilities and transport links.

This spacious property would be considered an ideal opportunity for a large variety of buyers including first time purchasers, young professionals, or growing families.

In brief the internal accommodation comprises: entrance hall, living room, open plan kitchen diner and conservatory to the ground floor, then on the first floor you will find two good sized double bedrooms and bathroom, rising to the second floor is a versatile loft room.

Outside the property to the front is a paved driveway with ample off-street parking and lawned space. The rear is then primarily paved with a pond.

With the benefit of gas central heating and UPVC double glazed windows this property is well worthy of an early internal viewing.



### Entrance Hall

Door through to a carpeted entrance hall with radiator.

### Living Room

13'3" x 11'4" (4.05m x 3.47m )

A carpeted reception room, with radiator, gas fire and UPVC double glazed bay window to the front aspect.

### Kitchen Diner

18'0" x 13'5" (5.50m x 4.09m )

### Kitchen Area

A range of wall and base units with work surfacing over, sink with drainer and mixer tap, inset electric hob with extractor fan above and integrated electric oven. Space and fittings for freestanding appliances to include fridge freezer, washing machine and dishwasher and UPVC double glazed window to the rear aspect.

### Dining Area

Exposed and varnished floorboards, radiator, and door to the conservatory.

### Conservatory

13'5" x 9'4" (4.09m x 2.85m )

Laminate flooring and UPVC double glazed windows and door out to the garden.

### First Floor Landing

With stairs rising from the ground floor, UPVC double glazed window to the side and doors leading into two bedrooms and bathroom.

### Bedroom One

12'5" x 11'5" (3.81m x 3.48m )

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

### Bedroom Two

12'5" x 11'1" (3.79m x 3.40m )

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

### Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with electric power

shower above, part tiled walls, radiator, UPVC double glazed window to the rear aspect and cupboard housing the boiler.

### Loft Room

17'7" x 14'7" (5.36m x 4.45m )

With feature Velux window, carpet flooring and radiator.

### Agency Note

Any potential purchasers should note that the loft room was converted before current ownership and does not have building regulations.

### 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

Has the Property Flooded?: No

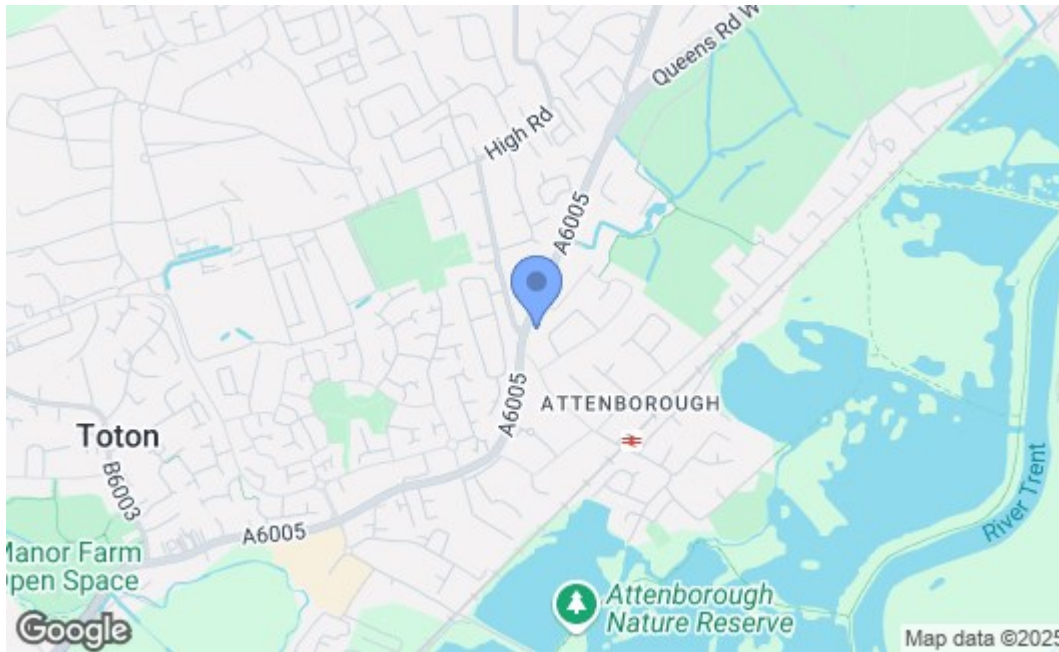
### Disclaimer:

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.





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		62	
(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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