



54 Inham Road,
Chilwell, Nottingham
NG9 4GU

O/I/R £200,000 Freehold



A TRADITIONAL BAY FRONT THREE BEDROOM SEMI DETACHED HOUSE ON A GENEROUS PLOT.

Having well proportioned and presented internal accommodation with the benefit of a modern kitchen and bathroom, yet also displaying excellent potential for further development and extension subject to the necessary consents, the property offers a great opportunity.

In brief the stylish interior comprises spacious entrance hall, w.c., kitchen diner and large lounge to the ground floor and to the first floor three good size bedrooms and a modern bathroom.

Outside the property has a primarily lawned garden to the front and a drive providing ample car standing with a detached beyond and to the rear the property again has a primarily lawned garden with patio, useful brick store, well stocked beds and borders.

Occupying a sought after and established residential location convenient for local schools, shops and excellent transport links such as the NET tram, this great property will appeal to a variety of potential purchasers but is considered ideal for a first time buyer or family.



Hallway

UPVC sealed unit double glazed entrance door with meter cupboard, radiator with decorative cover and stairs to the first floor landing.

w.c.

With w.c. and UPVC double glazed window.

Sitting Room

18'5" x 13'9" plus bay approx (5.63m x 4.21m plus bay approx)

UPVC double glazed bay window, laminate flooring, radiator and electric temporary fire with granite style hearth and surround and 'Adam' style mantle.

Kitchen Diner

12'0" x 10'11" approx (3.67m x 3.33m approx)

With a range of modern fitted wall and base units, work surface and tiled splashback, single sink and drainer with mixer tap, inset gas hob and inset electric oven, plumbing for automatic washing machine, two UPVC double glazed windows, further UPVC double glazed door to the exterior and radiator.

First Floor Landing

UPVC double glazed window, loft hatch and doors to:

Bedroom 1

13'10" x 10'2" plus door recess approx (4.22m x 3.10m plus door recess approx)

UPVC double glazed window, radiator and fitted wardrobe.

Bedroom 2

12'3" x 10'2" approx (3.74m x 3.10m approx)

UPVC double glazed window, radiator and laminate flooring.

Bedroom 3

10'9" x 8'6" approx (3.29m x 2.61m approx)

UPVC double glazed window, radiator and laminate flooring.

Bathroom

With a modern three piece suite in white comprising w.c., pedestal wash hand basin inset to vanity unit, bath with

shower off the taps, part tiled walls, radiator and UPVC double glazed window.

Outside

To the front of the property there is a primarily lawned garden and a drive providing ample car standing with a detached garage beyond. Gated access leads to the rear of the property where there is a patio and gravel area, outside tap, pond with water feature, primarily lawned garden with mature beds and borders, greenhouse and useful brick store.

Garage

18'3" x 9'2" approx (5.57m x 2.81m approx)

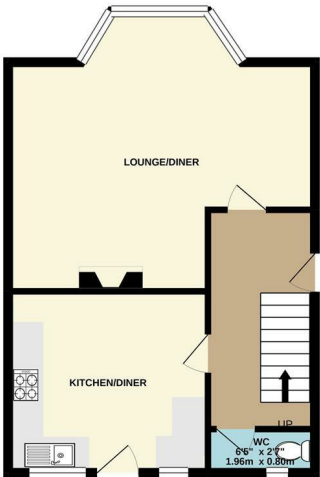
Up and over door to the front, window and pedestrian door to the side, light and power.

Directions

Leave Beeston on Wollaton Road turning left immediately after Willoughbys Garage onto Broughton Street becoming Park Street and Bramcote Avenue, Chilwell. At the junction turn left onto Bramcote Lane and first right onto Inham Road. Follow the road around where the property can be found on the right hand side clearly identified by our For Sale Board.



GROUND FLOOR
473 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA: 927 sq.ft. (86.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and not guaranteed as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(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		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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