



High Road,
Chilwell, Nottingham
NG9 5BA

£320,000 Freehold



A two double bedroom detached house, full of character that would make an ideal purchase for a wide range of buyers including first time buyers, families or anyone looking to downsize within the area.

Situated in a popular residential location it is conveniently placed for access to a wide range of local amenities including shops, schools and restaurants all within walking distance to Beeston High Street. The property also provides easy access to bus and tram links in and around the city and is just a short distance from Beeston train station for journeys further afield.

In brief, the internal accommodation comprises: Living room, kitchen and spacious dining room and snug area. Rising to the first floor are two double bedrooms and a family bathroom.

The property benefits from a driveway to the side with access to the garage. The rear garden is primarily lawned with mature shrubs and a vegetable patch.

An early viewing comes highly recommended.



Entrance

Door leads through to entrance space with opening into the dining room.

Dining Room

12'0" x 12'9" (3.664 x 3.888)

With laminate flooring, radiator, electric coal effect fireplace and UPVC double glazed windows to the front and rear aspects. Access to under stairs storage cupboard.

Living/Family Room

15'3" x 20'2" (4.667 x 6.149)

A previously extended room with carpeted flooring, two radiators, gas fire and UPVC double glazed French doors to the rear and to both side aspects.

Kitchen

8'0" x 12'10" (2.452 x 3.921)

With wall, base and drawer units with worksurfaces over, inset sink with drainer and tiled splashbacks. Space and fittings for freestanding appliances to include gas oven, fridge freezer and washing machine. UPVC double glazed windows to the front and side aspects.

First Floor Landing

With access to the loft hatch.

Bedroom One

12'0" x 12'9" (3.661 x 3.891)

Carpeted room with radiator, original cast iron fireplace and UPVC double glazed window to the front aspect. Access to storage cupboard housing the boiler.

Bedroom Two

12'0" x 12'0" (3.667 x 3.677)

Carpeted room with radiator and UPVC double glazed window to the rear aspect.

Bathroom

Incorporating a four piece suite comprising freestanding bath, walk in mains powered corner shower, wash hand basin and WC.

Outside

A driveway leads along the side of the property with access to the garage beyond. To the rear there is a primarily lawned garden with mature shrubs and a vegetable patch.



GROUND FLOOR





1ST FLOOR



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 no guarantee 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			83
(81-91) B			
(69-80) C			56
(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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