



Chetwynd Road,
Toton, Nottingham
NG9 6FT

O/I/R £245,000 Freehold



A THREE BEDROOM SEMI DETACHED HOUSE WITH OFF STREET PARKING AND ENCLOSED REAR GARDEN.

Robert Ellis are delighted to bring to the market this spacious three bedroom semi detached home. The property is constructed of brick and benefits from gas central heating and double glazing and would suit a wide range of buyers.

The property briefly comprises of an entrance hallway, lounge, kitchen and shower room. To the first floor the landing leads to three good size bedrooms, two of them benefiting from fitted wardrobes. Outside there is off street parking and to the rear there is a large enclosed garden with lawn, mature plants and shrubs and a wooden storage shed.

Located in the popular residential town of Toton, close to a wide range of local schools and shops and benefiting from being in the George Spencer Academy catchment. There are fantastic transport links including nearby bus stops and easy access to major road links such as the M11 and A52. Toton tram stop is within walking distance as well as supermarkets and healthcare facilities, an internal viewing is highly recommended to appreciate the property and location on offer.



Entrance Hallway

UPVC double glazed front door, carpeted flooring, understairs storage cupboard, radiator and ceiling light.

Lounge

12' x 15'4 approx (3.66m x 4.67m approx)

UPVC double glazed window to the front, gas fire, radiator, carpeted flooring and ceiling light.

Kitchen

12'5 x 11' approx (3.78m x 3.35m approx)

UPVC double glazed window and door to the rear, wall, base and drawer units with work surface over, inset sink and drainer, integrated oven, gas hob and extractor fan over, space and plumbing for a washing machine, vinyl flooring, radiator, space for a fridge and freezer and ceiling light.

Shower Room

8'8 x 7'5 approx (2.64m x 2.26m approx)

Obscure UPVC double glazed windows to the side and rear, tiled flooring, low flush w.c., top mounted sink, radiator, double enclosed shower unit, heated towel rail and ceiling light.

First Floor Landing

UPVC double glazed window to the side, carpeted ceiling, built-in storage cupboard and ceiling light.

Bedroom 1

15'5 x 12'1 approx (4.70m x 3.68m approx)

UPVC double glazed window to the front, carpeted flooring, radiator, fitted wardrobes and ceiling light.

Bedroom 2

12'2 x 11'1 approx (3.71m x 3.38m approx)

UPVC double glazed window to the rear, carpeted flooring, fitted wardrobes, radiator and ceiling light.

Bedroom 3

7' x 8'1 approx (2.13m x 2.46m approx)

UPVC double glazed window to the rear, carpeted flooring, radiator, access to the loft and ceiling light.

Outside

There is off street parking for one vehicle to the front and

to the rear there is an enclosed garden with lawn, wooden shed and mature flower beds. To the rear there is a brick outhouse with electric points and lighting, suitable for storage and housing a freezer.

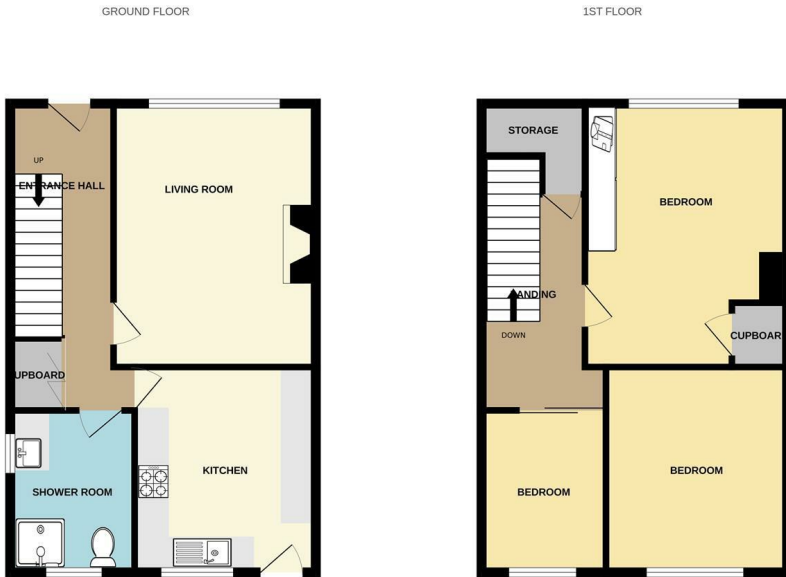
Directions

Proceed out of Long Eaton along Nottingham Road and at the traffic lights by The Manor pub turn left into High Road. Bear right at the bend into Chetwynd Road and the property can be found as identified by our for sale board. 7549AMRS

Council Tax

Broxtowe Borough Council Band B





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			85
(81-91) B			
(69-80) C			
(55-68) D		64	
(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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