



Chetwin Road,
Bilborough, Nottingham
NG8 4HJ

£183,000 Freehold



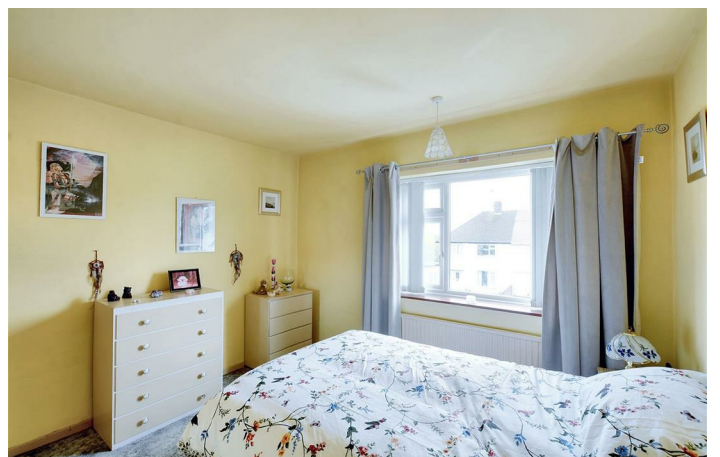
A spacious three bedroom semi-detached house.

Situated in this popular and convenient residential location, readily accessible for a variety of local shops and amenities including, schools, transport links, Wollaton Park and the A52 and M1 for journeys further afield, this fantastic property is considered an ideal opportunity for a range of potential purchasers including first time buyers, young professionals, families and investors.

In brief the internal accommodation comprises; entrance hall, lounge, dining room and kitchen to the ground floor, with two good sized double bedrooms, a further single bedroom and bathroom to the first floor.

To the front of the property you will find a large blocked paved driveway offering ample car standing, raised and stocked beds and gated and sheltered side access leading to the private and enclosed rear garden, where you will find a patio overlooking the mature trees and shrubs beyond, a range of stocked beds and borders, a gravelled area, three useful brick built garden stores and fence boundaries.

Offered to the market with the benefit of UPVC double glazing and gas central heating throughout along with chain free vacant possession, this great property offers amazing potential for an incoming purchaser to upgrade and modernise to suit their own personal needs and requirements. An internal viewing comes highly recommended.



Entrance Hall

UPVC double glazed entrance door, radiator, stairs to the first floor, useful under stair storage cupboard and doors to the kitchen and lounge.

Lounge

13'11" x 10'7" (4.25m x 3.23m)

A carpeted reception room with UPVC double glazed window to the front, gas fire and door to the dining room.

Dining Room

10'6" x 10'6" (3.22m x 3.21m)

A carpeted reception room with UPVC double glazed window to the rear and door to the kitchen.

Kitchen

10'2" x 9'11" (3.11m x 3.03m)

Fitted with a range of wall, base and drawer units, work surfaces, sink and drainer unit with mixer tap, electric cooker, tiled splashbacks, laminate flooring, plumbing for a washing machine, space for a fridge and tumble dryer, pantry, a new wall mounted Glow Worm combination boiler, UPVC double glazed door to the side and UPVC double glazed window to the rear.

First Floor Landing

UPVC double glazed window to the side, loft hatch, useful storage cupboard and doors to the bathroom and three bedrooms.

Bedroom One

14'2" x 8'9" (4.32m x 2.68m)

A carpeted double bedroom with UPVC double glazed window to the rear, built in storage space and radiator.

Bedroom Two

11'0" x 10'2" (3.37m x 3.12m)

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

Bedroom Three

9'6" x 7'1" (2.92m x 2.18m)

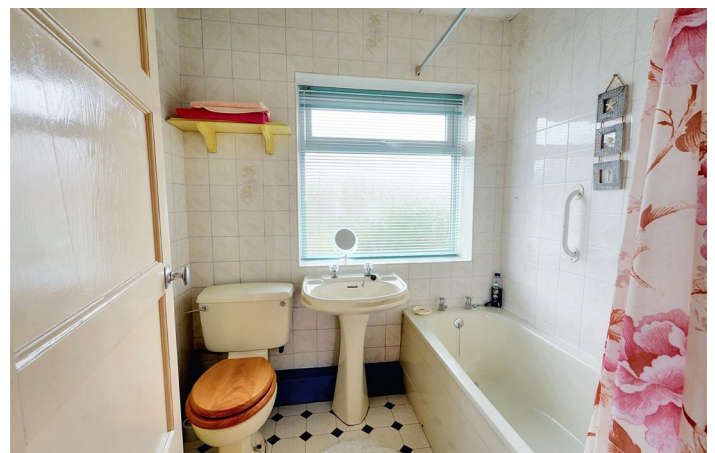
A carpeted bedroom with UPVC double glazed window to the front, built in wardrobe and radiator.

Bathroom

Incorporating a three piece comprising; panelled bath with electric shower over, pedestal wash hand basin, low level WC, tiled walls, vinyl flooring and radiator.

Outside

To the front of the property you will find a large blocked paved driveway offering ample car standing, raised and stocked beds and gated and sheltered side access leading to the private and enclosed rear garden, where you will find a patio overlooking the mature trees and shrubs beyond, a range of stocked beds and borders, a gravelled area, three useful brick built garden stores and fence boundaries.



GROUND FLOOR
380 sq.ft. (35.3 sq.m.) approx.

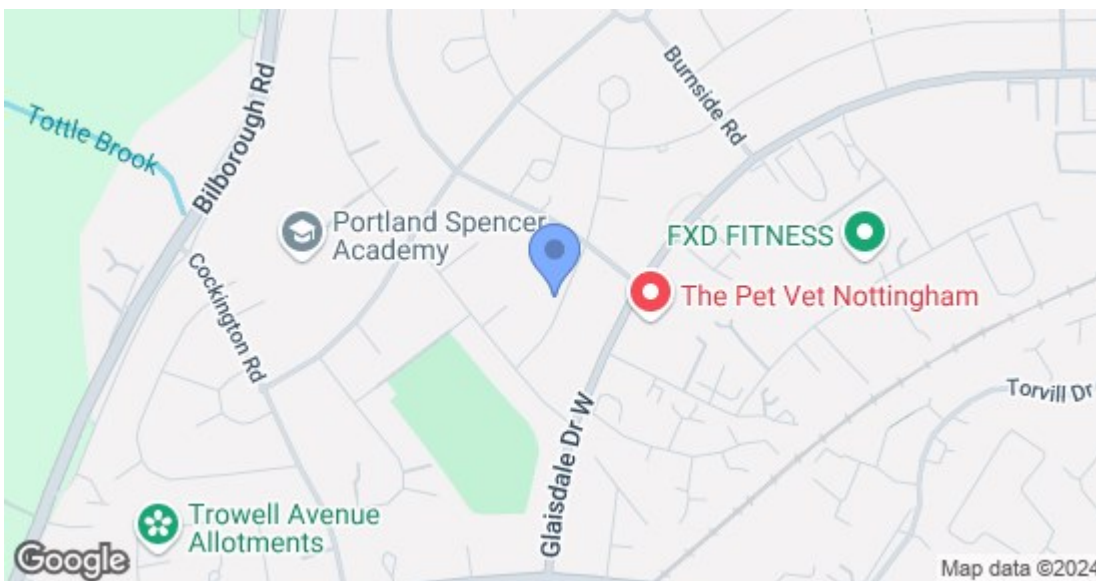


1ST FLOOR
387 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 767 sq.ft. (71.3 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 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			80
(81-91) B			
(69-80) C			
(55-68) D		67	
(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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