



Patient Close,
Chilwell, Nottingham
NG9 4HA

£230,000 Freehold



A modern two-double bedroom end-terrace house.

Situated in this popular and convenient residential location, readily accessible for a variety of local shops and amenities including schools, transport links, Beeston Town Centre 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 and investors.

In brief the internal accommodation comprises: lounge, kitchen diner and WC to the ground floor, with two good sized double bedrooms and bathroom to the first floor.

To the front of the property you will find a tarmac driveway with two parking spaces and gated side access leading to the sunny south facing garden, which includes a decking area overlooking the lawn beyond, stocked bed, useful storage shed, and fence boundaries.

Offered to the market with the benefit of UPVC double glazing and gas central heating throughout, no upward chain and ready to move in condition, this property truly must be viewed in order to be fully appreciated.



Lounge

13'6" x 12'3" (4.13m x 3.74m)

A composite entrance door leads to the lounge, which has laminate flooring, UPVC double glazed window to the front, radiator, stairs to the first floor, useful built in under stair storage cupboard and doors to the WC, and kitchen diner.

Kitchen Diner

12'2" x 9'10" (3.72m x 3m)

Fitted with a range of wall, base and drawer units, work surfaces, one and a half bowl sink and drainer unit with mixer tap, integrated electric oven with gas hob and air filter over, plumbing for a washing machine, integrated dishwasher, space for a fridge freezer, laminate flooring, radiator, spotlights and UPVC double glazed French doors with flanking windows to the rear.

WC

Fitted with a low level WC, pedestal wash hand basin, tiled splashbacks, laminate flooring, radiator, spotlights and extractor fan.

First Floor Landing

With loft hatch, spotlights and doors to the bathroom and two bedrooms.

Bedroom One

12'2" x 9'11" (3.72m x 3.03m)

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

Bedroom Two

12'2" x 10'2" (3.72m x 3.12m)

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

Bathroom

Incorporating a three piece suite comprising: a panelled bath with shower over, pedestal wash hand basin, low level WC, laminate flooring, tiled splashbacks, heated towel rail, spotlights, extractor fan and electric shaver point.



Outside

To the front of the property you will find a tarmac driveway with two parking spaces and gated side access leading to the sunny south facing garden, which includes a decking area overlooking the lawn beyond, stocked bed, useful storage shed, and fence boundaries.

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

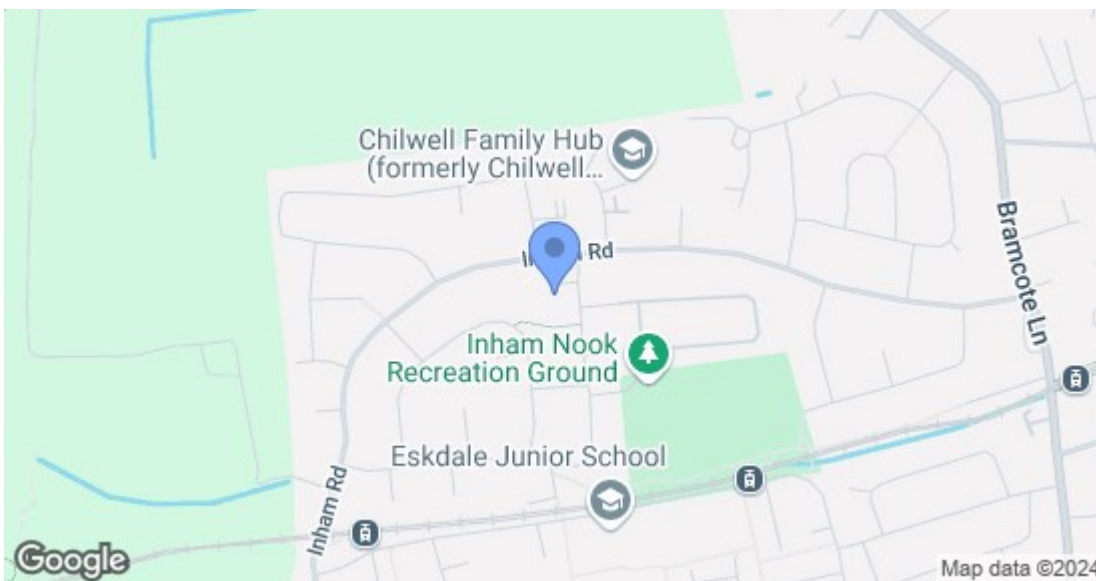
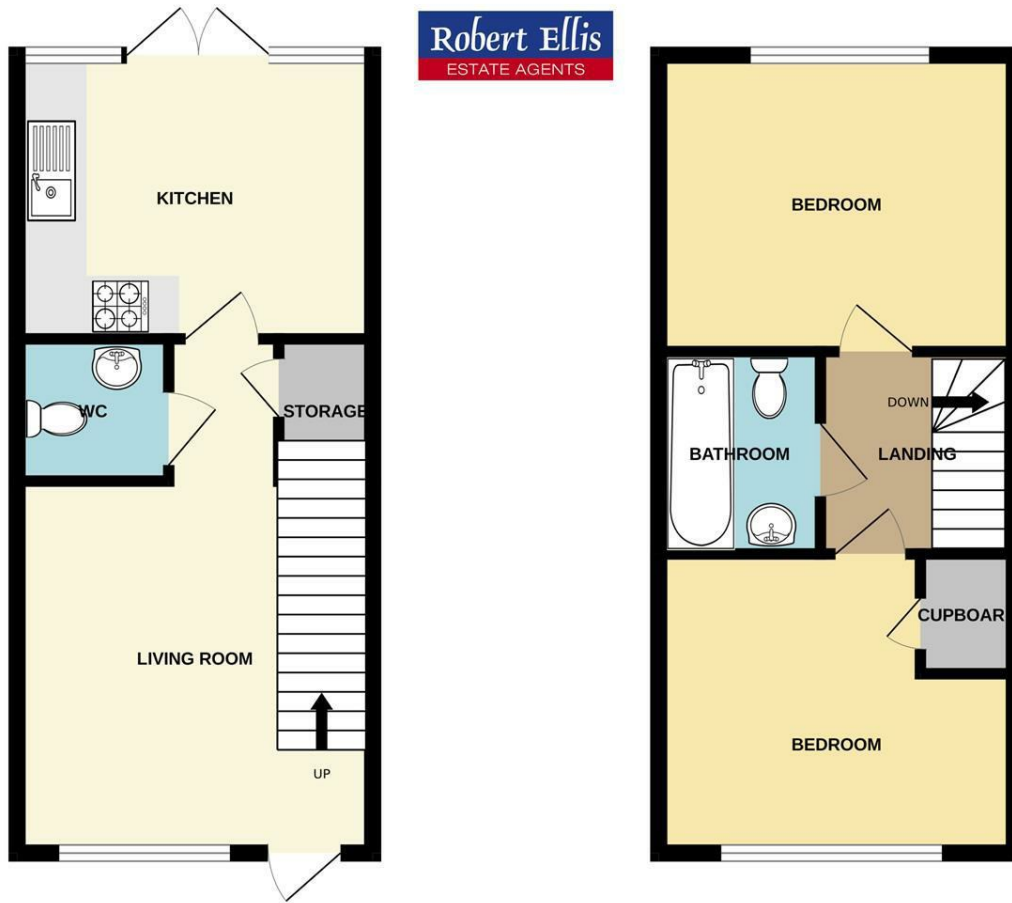
Accessibility/Adaptions: None

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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		82	
(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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