



Redland Drive,
Chilwell, Nottingham
NG9 5JZ

£275,000 Freehold



A well-presented three-bedroom, semi-detached property with the benefit of no upward chain.

Situated in Chilwell, you are well positioned with a wealth of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, and transport links.

This modern property would be considered an ideal opportunity for a large variety of buyers including first time purchasers, young professionals or anyone looking to add to a buy to let portfolio.

In brief the internal accommodation comprises: entrance hall, open plan living dining room and kitchen to the ground floor. Then rising to the first floor are two double bedrooms, a further single bedroom and bathroom.

Outside the property to the front of the property is a lawned garden with stepped footpath to the front door and driveway leading to a garage. The rear is then primarily lawned.

Currently let out this property has the advantage of gas central heating, an up-to-date EICR and UPVC double glazed windows throughout, and is well worthy of an early internal viewing.



Entrance Hall

UPVC double glazed entrance door, laminate flooring, radiator and doors leading into the kitchen and lounge diner.

Open Plan Living Diner

23'2" x 11'9" (7.07m x 3.59m)

A generous reception room with UPVC double glazed bay window to the front aspect, laminate flooring, two radiators and UPVC double glazed sliding doors to the rear.

Kitchen

10'6" x 8'5" (3.21m x 2.57m)

Fitted with a range of wall and base units with work surfacing over, tiled splashbacks, sink and drainer unit with mixer tap, inset electric hob with extractor fan over, integrated electric oven. Space for freestanding appliances to include fridge freezer and washing machine, UPVC double glazed window to the rear aspect and door to the side passage.

Rear Porch

UPVC double glazed door to the porchway.

First Floor Landing

UPVC double glazed window to the side aspect and access to the loft hatch.

Bedroom One

12'11" x 11'7" (3.94m x 3.54m)

A carpeted double bedroom with UPVC double glazed bay window to the front aspect and radiator.

Bedroom Two

11'8" x 9'8" (3.56m x 2.97m)

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

Bedroom Three

6'11" x 6'11" (2.12m x 2.11m)

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

Bathroom

Incorporating a three piece suite comprising: low flush

WC, pedestal wash hand basin, bath with electric shower over, fully tiled walls, radiator and UPVC double glazed window to the rear.

Outside

To the front of the property there is a lawned garden with stepped footpath to the entrance door, and a paved driveway to the garage. The rear garden is also lawned with fence boundaries.

Garage

Up and over door to the front.





GROUND FLOOR
APPROX. FLOOR
AREA 401 SQ.FT.
(37.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 385 SQ.FT.
(35.8 SQ.M.)

15 REDLAND DRIVE, CHILWELL
TOTAL APPROX. FLOOR AREA 787 SQ.FT. (73.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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	69	
(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		86
(81-91) B		
(69-80) C	69	
(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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