



Woodward Avenue,  
Chilwell, Nottingham  
NG9 6RD

**£300,000 Freehold**



A modern town house with three double bedrooms on a popular development.

Situated in sought-after location of Chilwell, you are within close proximity to a wide range of local amenities including shops, public houses, healthcare facilities, restaurants, Attenborough Nature Reserve, and excellent transport links. This great 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 arranged over three floors comprises: entrance hall, kitchen, lounge diner and downstairs WC. Then rising to the first floor are two double bedrooms and a family bathroom, then rising to the second floor you will find the main bedroom suite with dressing room.

Outside the property to the front is a gated entrance with grey slate chippings. The rear garden is primarily paved with a decked seating area. There is also the advantage of a driveway and garage.

With the benefit of gas central heating and UPVC double glazing throughout this property is well worthy of an early internal viewing.



### Entrance Hall

Composite door through to the entrance hall with laminate flooring and useful storage cupboard.

### Lounge Diner

16'11" x 12'11" (5.18m x 3.94m)

A reception room, with laminate flooring, radiator, useful under stairs storage cupboard and UPVC double glazed French door to the rear garden.

### Kitchen

12'9" x 6'2" (3.90m x 1.88m)

A range of wall and base units with work surfacing over and tiled splashbacks, one and a half bowl sink with mixer tap and drainer, inset gas hob with extractor fan above and integrated electric oven. Space and fittings for freestanding appliances to include fridge freezer, dishwasher and washing machine, wall mounted boiler, tiled flooring and UPVC double glazed window to the front aspect.

### Downstairs WC

Low flush WC and wash hand basin with tiled splashbacks. Radiator and UPVC double glazed window to the front aspect.

### First Floor Landing

Carpeted landing space with radiator, and doors to the bathroom and two bedrooms.

### Bedroom Two

12'11" x 11'0" (3.96m x 3.36m)

A double bedroom, with laminate flooring, radiator and two UPVC double glazed windows to the front aspect.

### Bedroom Three

12'9" x 11'8" (3.89m x 3.56m)

A double bedroom, with laminate flooring, radiator and UPVC double glazed window to the rear aspect.

### Bathroom

6'3" x 6'2" (1.91m x 1.89m)

Incorporating a three-piece suite: panelled bath with tap controlled shower, wash hand basin inset to vanity unit, low level WC, part tiled walls, tiled flooring, radiator, and extractor fan.

### Second Floor Landing

Carpeted landing space with radiator.

### Main Bedroom Suite

15'5" x 13'0" (4.72m x 3.98m)

A double bedroom, with laminate flooring, two radiators, built in storage cupboard housing the water tank and feature Velux window to the front aspect.

### Dressing Room

10'3" x 6'4" (3.14m x 1.94m)

Laminate flooring with radiator and feature Velux window to the rear aspect.

### En-Suite

6'10" x 6'3" (2.09m x 1.91m)

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, walk-in mains controlled shower, part tiled walls, airing cupboard and feature Velux window to the rear aspect.

### Outside

To the front of the property is a fenced garden with low maintenance grey slate chippings, and footpath to the front door keeping it low maintenance. The enclosed rear garden is primarily lawned with a decked seating area and fenced boundaries. To the side of the property is a driveway with garage.

### 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

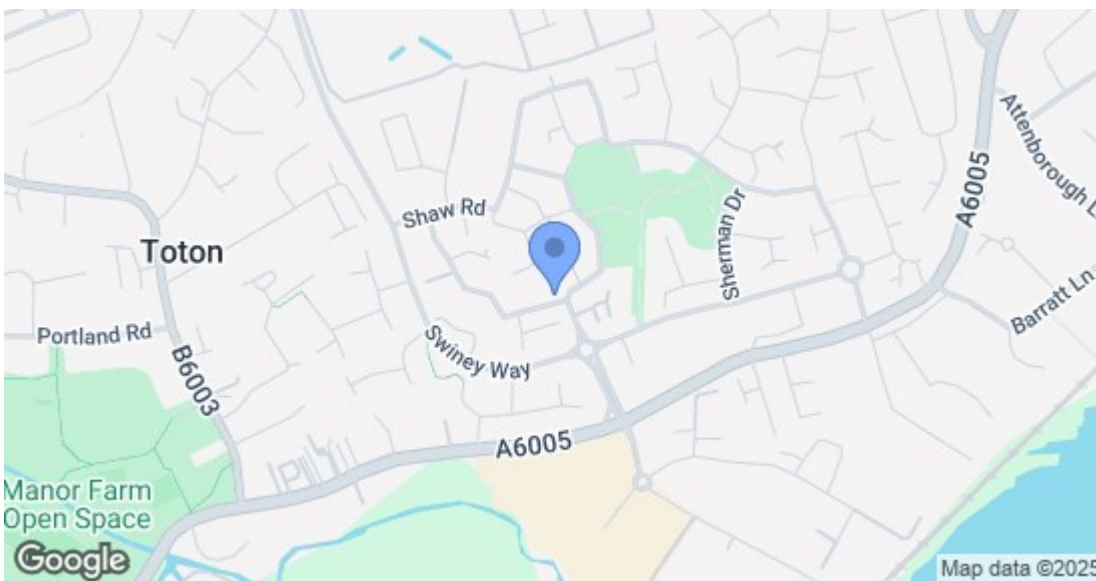
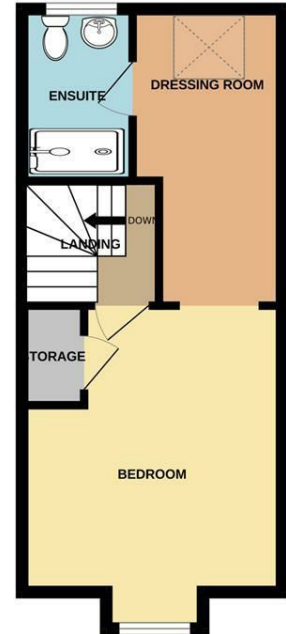
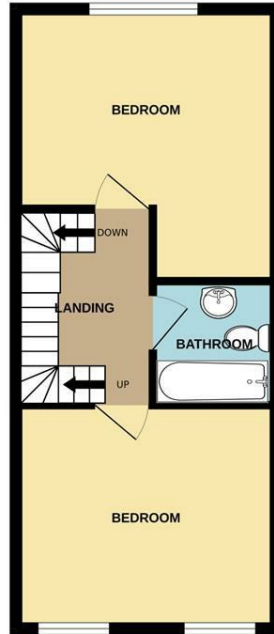
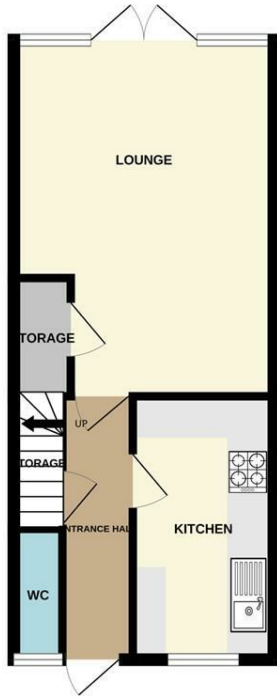
Accessibility/Adaptions: None

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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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