



Charles Avenue,
Chilwell, Nottingham
NG9 5ED

£300,000 Freehold



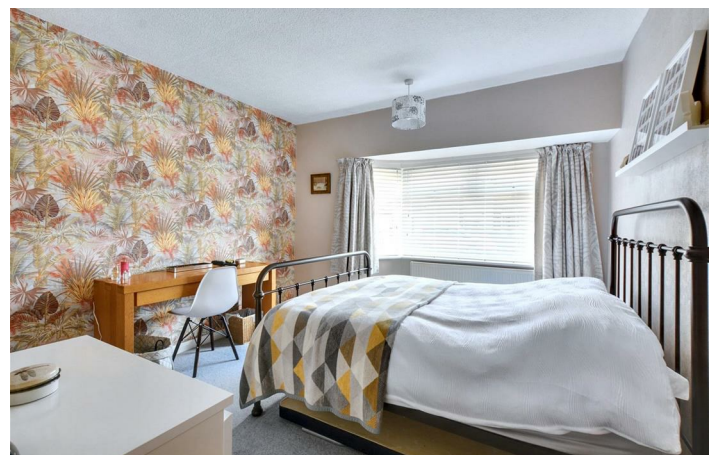
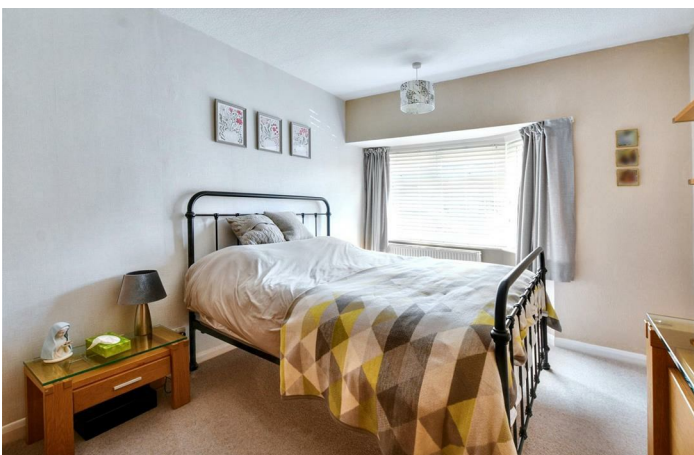
Situated in this sought-after location, this delightful detached bungalow offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retirement retreat.

The inviting reception room serves as the heart of the home, providing a warm and welcoming space for relaxation and entertaining. Natural light floods through the windows, creating a bright and airy atmosphere that enhances the overall appeal of the bungalow.

The property features a well-appointed bathroom, ensuring that all your daily needs are met with ease. The layout is thoughtfully designed to maximise space and functionality, making it a practical choice for modern living.

Set in a tranquil neighbourhood, this bungalow is conveniently located near local amenities, parks, and transport links, making it easy to enjoy the best of both worlds – a serene residential setting with access to the vibrant life of the surrounding area.

This charming bungalow on Charles Avenue is a rare find, offering a wonderful opportunity for those looking to settle in a peaceful yet accessible location. Don't miss the chance to make this lovely property your new home.



Entrance Hall

A composite entrance door, radiator, two useful built-in storage cupboards, loft hatch, and doors to the bathroom, two bedrooms, lounge, and kitchen.

Kitchen Diner

11'1" x 10'2" (3.38m x 3.1m)

Fitted with a range of modern wall, base and drawer units, work surfaces, one and half bowl sink and drainer unit with mixer tap, integrated electric oven with inset electric hob above, tiled splashback, integrated Bosch dishwasher, integrated washing machine, UPVC double glazed window to the side, spotlights to ceiling, radiator, space for a fridge freezer, and door to the lean-to.

Lean-To

With vinyl flooring, space for a tumble dryer, radiator, useful pantry cupboard housing the Worcester boiler, UPVC double glazed door to the rear, and UPVC double glazed window to the rear and side.

Lounge

19'5" x 9'11" (5.94m x 3.03m)

A carpeted reception room with radiator, electric fire, and UPVC double glazed sliding patio doors to the rear.

Bedroom One

13'10" x 9'11" (4.22m x 3.03m)

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

Bedroom Two

11'1" x 10'0" (3.39m x 3.07m)

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

Bathroom

Incorporating a three-piece suite comprising: panelled bath with shower over, wash-hand basin inset to vanity unit, low-level WC, tiled flooring and walls, radiator, towel rail, spotlights to ceiling, extractor fan, and UPVC double glazed window to the side.

Outside

To the front of the property you will find a lawned garden, and a concrete and gravel driveway providing off-road car standing, gated side access leads to the private and enclosed rear garden, which features a concrete patio, overlooking the lawn beyond, a range of mature trees and shrubs, stocked beds and borders, 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

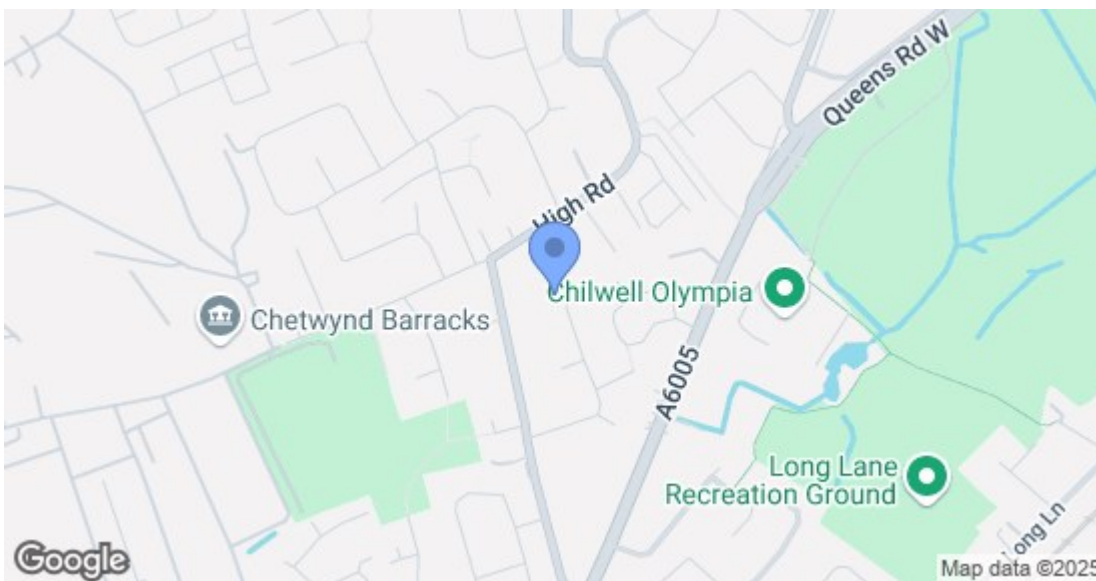
Accessibility/Adaptions: None

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			89
(81-91) B			
(69-80) C			
(55-68) D		59	
(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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