



Chandos Street
St Ann's, Nottingham NG3 3LG

A MID TERRACE PROPERTY FOR SALE IN
NOTTINGHAM!

£160,000 Freehold

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****NO CHAIN!****

This well-proportioned property offers spacious rooms, a convenient downstairs WC, and a lovely rear garden. Located in a sought-after residential area, it's close to local amenities, the City Centre, and regular bus links.

The accommodation includes an entrance hall, a living room that opens into a second reception area, a generous kitchen, a lobby, and a downstairs WC. Upstairs, you'll find a landing with a storage cupboard housing the integrated combi boiler, a large master bedroom, a second double bedroom with a storage cupboard, a third bedroom, and a spacious bathroom currently set up as a wet room with shower, basin, and WC.

To the rear, the garden features new enclosed fencing, mature plants and shrubs, and a garden shed. There's also a side entrance for easy access to the rear.

This is a fantastic home for first-time buyers looking to add their own personal touch and make it their own!



Front of Property

To the front of the property there is on street parking, secure side gated access which leads to a pathway to the rear of the property.

Entrance Hall

Wooden entrance door to the front elevation leading into the entrance hallway comprising carpeted flooring, carpeted staircase leading to the first floor landing, door to lounge, door to dining room.

Lounge

12'3" x 10'1" approx (3.74 x 3.08 approx)

Laminate floor covering, wall mounted radiator, double glazed window to the front elevation, coving to the ceiling.

Dining Room

11'6" x 10'8" approx (3.52 x 3.26 approx)

Carpeted flooring, double glazed window to the rear elevation, feature fireplace, wall mounted radiator, interior sliding door and step leading into the kitchen.

Kitchen

11'3" x 8'6" approx (3.43 x 2.60 approx)

Carpeted flooring, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, wall mounted extractor fan, double glazed window to the side elevation, space and point for freestanding oven, space and point for fridge, storage cupboard providing useful additional storage space, door and step leading into utility space.

Utility Space

Carpeted flooring, shelving, door and step leading into downstairs WC.

Downstairs WC

Carpeted flooring, WC, handwash basin with separate hot and cold taps, double glazed window to the side elevation.

First Floor Landing

Carpeted flooring, access to the loft, doors leading off to rooms.

Bedroom One

17'4" x 11'4" approx (5.30 x 3.47 approx)

Carpeted flooring, two double glazed windows to the front elevation, wall mounted radiator.

Bedroom Two

11'7" x 11'1" approx (3.54 x 3.40 approx)

Carpeted flooring, double glazed window to the rear elevation, wall mounted radiator, storage cupboard.

Bedroom Three

8'2" x 5'10" approx (2.51 x 1.80 approx)

Carpeted flooring, double glazed window to the rear elevation, wall mounted radiator.

Shower Room

Safety flooring, electric shower, tiled walls, double glazed window to the side elevation, hand wash basin with separate hot and cold taps, WC, extractor fan.

Rear of Property

To the rear of the property there is a shed, patio area, raised flowerbeds to the side, pathway leading to further lawned rear garden, a range of plants and shrubbery planted to the borders, fencing and walled boundaries, side gate giving access to pathway which leads to the front of the property.

Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

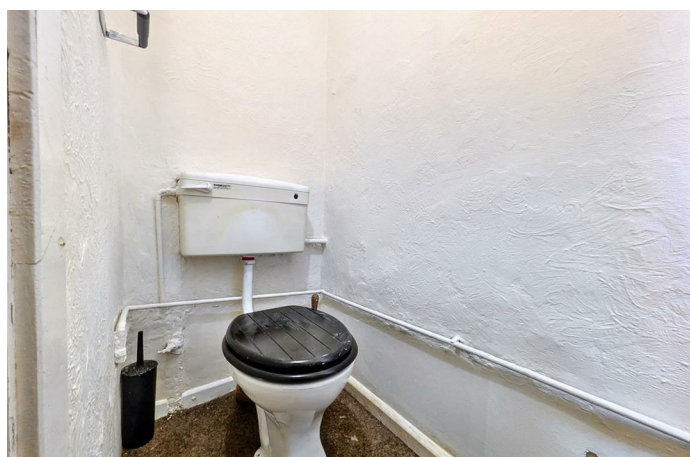
Flood Risk: No flooding in the past 5 years

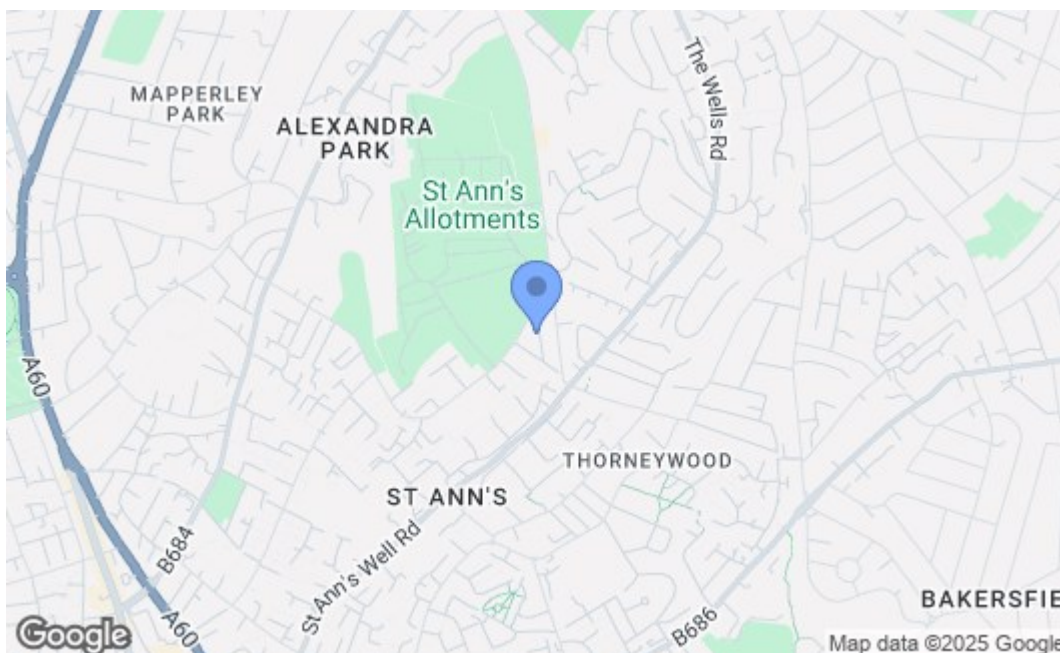
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		65	
(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	

These details 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.