



Cumberland Avenue,  
Chilwell, Nottingham  
NG9 4DH

**£360,000 Freehold**



Conveniently placed you are within close proximity to a large variety of local amenities including shops, restaurants, public houses, schools' healthcare facilities and transport links.

This bright and airy property would be considered an ideal opportunity for a wide range of buyers including growing families or anyone looking to relocate to Chilwell.

In brief the internal accommodation comprises; an entrance hall, open plan living and dining room, kitchen, and downstairs WC. Then rising to the first floor are three bedrooms and family bathroom.

Outside to the front of the property is a tarmacked driveway leading to the garage and mature shrubs. The enclosed rear garden is primarily lawned with seating areas and flower beds.

Having been well loved for over 60 years, this delightful property is offered to the market with gas central heating and UPVC double glazing throughout and is well worthy of an early internal viewing.



### Entrance Hall

UPVC double glazed door through to a welcoming entrance hall, with parquet flooring and radiator.

### Open Plan Lounge Diner

30'6" x 11'1" (9.32m x 3.39m )

A carpeted reception room, with two radiators, UPVC double glazed bay window to the front aspect and door to the rear garden.

### Kitchen

11'6" x 7'10" (3.52m x 2.39m )

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

### Downstairs WC

Low flush WC, wash hand basin with tiled flooring and heated towel rail.

### First Floor Landing

A carpeted landing space with UPVC double glazed window to the side aspect and access to the loft hatch.

### Bedroom One

15'2" x 9'1" (4.64m x 2.79m )

Double bedroom, with laminate flooring, fitted wardrobes and UPVC double glazed bay window to the front aspect.

### Bedroom Two

11'0" x 10'11" (3.37m x 3.33m )

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

### Bedroom Three

8'2" x 6'3" (2.49m x 1.91m )

Single bedroom, with laminate flooring and UPVC double glazed window to the front aspect.

### Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with mains powered

shower above and glass shower screen, vinyl flooring, part tiled walls, heated towel rails and UPVC double glazed window to the side and rear aspect.

### 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

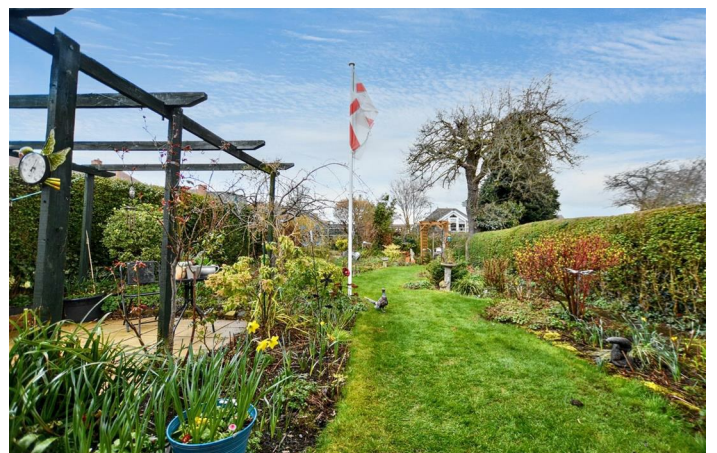
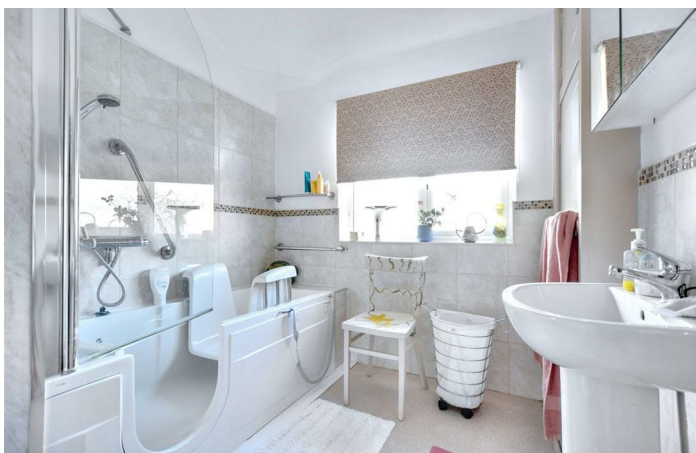
Planning Permissions/Building Regulations: None

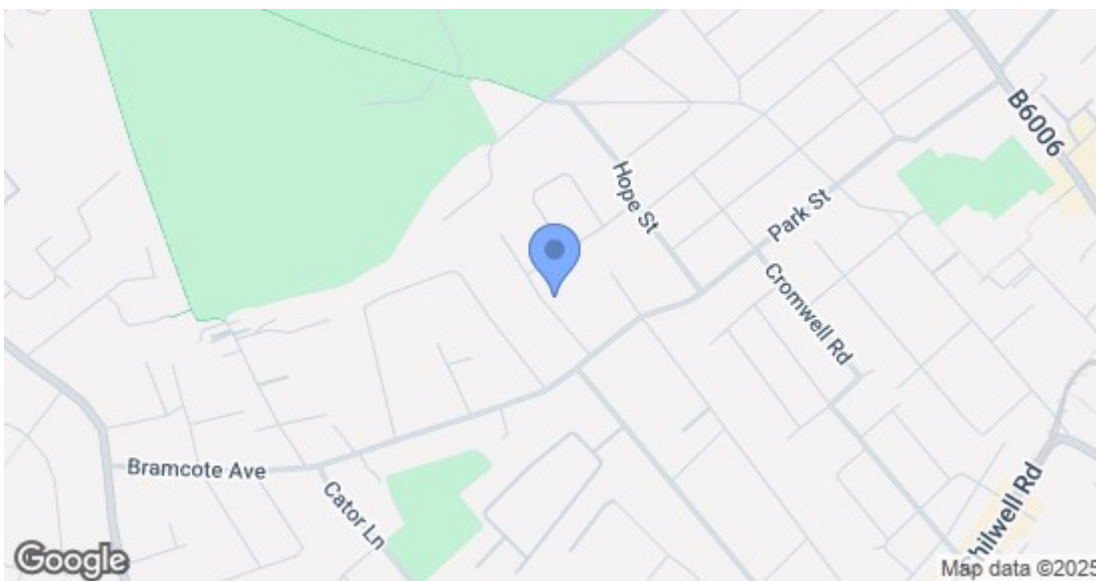
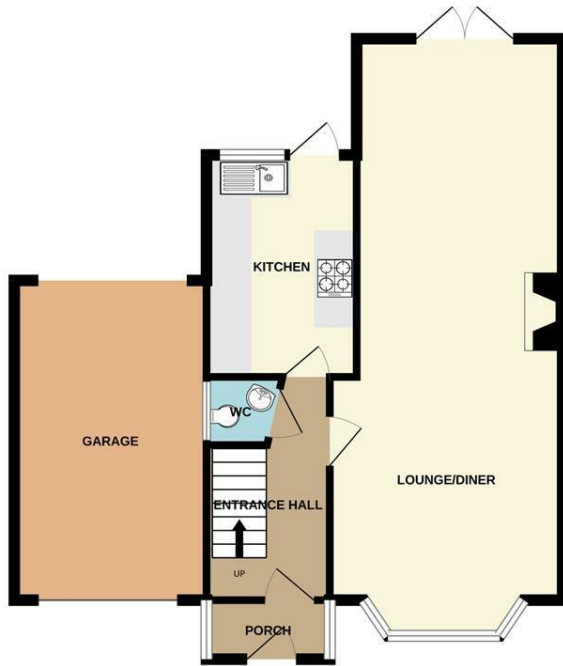
Accessibility/Adaptions: None

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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