

Wheatgrass Road,  
Chilwell, Nottingham  
NG9 4JJ

**£250,000 Freehold**





Situated in a popular and convenient location, you are ideally placed with a wide range of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, and transport links.

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

In brief the internal accommodation comprises: entrance porch, living room, and kitchen diner on the ground floor. Then rising to the first floor are three well proportioned bedrooms and bathroom.

Outside to the front is a block paved driveway with off street parking for multiple cars and gated side access to the rear. This is primarily lawned with a paved seating area and well stocked flower beds.

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



### Entrance Porch

UPVC double glazed door through to a tiled entrance porch, with secondary door to the kitchen diner.

### Living Room

19'5" x 10'7" (5.94m x 3.23m)

Reception room with laminate flooring, with 2x radiators, UPVC double glazed window to the front aspect and UPVC sliding door to the rear garden.

### Kitchen Diner

19'5" x 12'4" (5.92m x 3.78 )

#### Kitchen Area

A range of wall and base units with work surfacing over and tiled splashbacks and sink with drainer and mixer tap, inset gas hob and electric oven. Space and fittings for freestanding appliances to include fridge freezer and washing machine. UPVC double glazed window and door to the rear aspect.

### Dining Area

Tiled flooring, with radiator and UPVC double glazed window to the front aspect.

### First Floor Landing

Access to the loft hatch and doors leading into the bathroom and three bedrooms.

### Bedroom One

19'8" x 9'3" (6.01m x 2.82m)

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

### Bedroom Two

10'8" x 9'2" (3.27m x 2.81m )

A carpeted double bedroom, with radiator, fitted storage cupboard and UPVC double glazed window to the front aspect.

### Bedroom Three

9'11" x 7'9" (3.04m x 2.37m )

A carpeted double bedroom, with radiator, fitted storage cupboard housing the boiler and UPVC double glazed window to the rear aspect.

### Bathroom

Incorporating a three-piece suite comprising: low flush WC, pedestal wash hand basin, bath with electric power shower above, part tiled walls, heated towel rail and two UPVC double glazed windows to the rear aspect.

### Outside

To the front of the property is a block paved driveway with ample off-street parking and side access to the rear garden. To the rear of the property there is a generous, well maintained garden, which features a patio area overlooking the lawn beyond, mature shrubs, a further patio with vegetable planting beds, timber 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

Does the property have spray foam in the loft?: No

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.



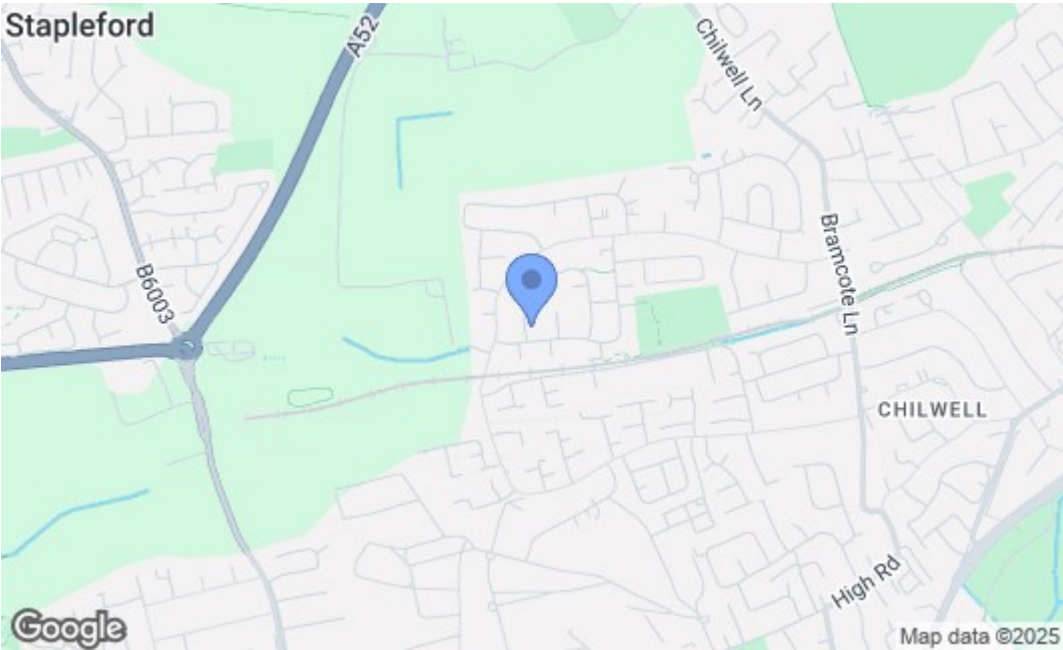
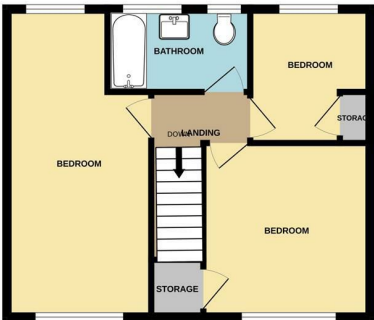




GROUND FLOOR



1ST FLOOR



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		
England & Wales 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		
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.