

# Robert Ellis

*look no further...*



Chetwynd Road,  
Chilwell, Nottingham  
NG9 5GD

**£185,000 Freehold**

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A three-bedroom semi-detached house offering great potential.

Requiring full renovation this traditionally styled and constructed three bedroom house, is an excellent opportunity for the incoming purchaser to upgrade and remodel and their taste and requirements.

In brief the internal accommodation comprises: entrance hall, sitting room, kitchen diner, and bathroom to the ground floor, then rising to the first floor are three bedrooms.

Outside the property has a drive to the front, and a garden with shrubs, and to the rear the property has a enclosed private garden with mature trees.

Available to the market with the benefit of chain free vacant possession and being situated in a sought-after and convenient residential location this property is ideal for an investor or those looking for a renovation project.





UPVC double glazed entrance door leads to hallway.

#### Entrance Hall

Stairs to first floor landing.

#### Sitting Room

14'0" x 10'9" (4.29m x 3.28m )

UPVC double glazed bay window, radiator, and gas fire with Adam style surround.

#### Kitchen Diner

13'2" x 11'3" (4.02 x 3.44m )

Single sink and drainer unit with hot and cold taps, fitted cupboard, UPVC double glazed window, radiator, and door to the exterior, under stairs cupboard with UPVC double glazed window, and wall mounted Valliant boiler.

#### Bathroom

WC, pedestal wash-hand basin, bath with mains control shower over, part tiled walls, wooden window, radiator.

#### First Floor Landing

With wooden window and loft hatch.

#### Bedroom One

17'2" decreasing to 14'0" x 10'9" (5.25m decreasing to 4.29m x 3.30m )

UPVC double glazed window, further hexagonal wooden window, radiator, cast-iron fire place.

#### Bedroom Two

13'1" x 10'1" (4.01m x 3.08m )

UPVC double glazed window, radiator, and fire place.

#### Bedroom Three

10'1" x 6'11" (3.08m x 2.12m )

UPVC double glazed window and radiator.

#### Outside

To the front the property has a drive providing car standing, and there's a garden with shrubs, gated access leads to the rear of the property. To the rear the property has an enclosed garden with a yard, useful integral brick store, grass and mature trees.

#### 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.



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ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	60	
(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		
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