

# Robert Ellis

*look no further...*



Mottram Road,  
Chilwell, Nottingham  
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**£259,995 Freehold**

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ROBERT ELLIS ARE DELIGHTED TO PRESENT AND WELCOME TO THE MARKET WITH NO UPWARD CHAIN THIS WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE SITUATED WITHIN WALKING DISTANCE OF BEESTON TOWN CENTRE.

With accommodation over two floors, the ground floor comprises entrance hallway, three piece bathroom suite, spacious living room and breakfast kitchen. The first floor landing then provides access to three bedrooms.

The property also benefits from gas fired central heating from combination boiler, double glazing, off-street parking to the front and generous enclosed garden space to the rear.

The property is situated in a popular location situated close to a variety of local amenities, including shops, schools, supermarkets and restaurants. There are tram and bus links nearby, providing access to Nottingham University, Queen's Medical Centre and Nottingham city centre is also just a short distance away. For journeys further afield, there is also easy access to Beeston train station.

We believe the property will make an ideal opportunity for a variety of potential purchasers, including first time buyers or young families. We highly recommend an internal viewing.



### ENTRANCE HALL

8'10" x 5'3" (2.71 x 1.62)

Composite and double glazed front entrance door, stairs rising to the first floor, vertical radiator, useful under stairs storage cupboard which houses the gas meter. Doors leading through to the living room and ground floor bathroom.

### GROUND FLOOR BATHROOM

11'1" x 5'1" (3.40 x 1.55)

Incorporating a three piece suite comprising bath with 'Mira Sport' electric power shower, wash hand basin, push flush WC. Two double glazed windows to the side, fully tiled walls and floor, chrome ladder towel radiator.

### LIVING ROOM

14'8" x 10'8" (4.48 x 3.27)

Two radiators, media points, dado rail, wall light points, uPVC double glazed window to the front (with fitted blinds), and decorative woodwork.

### KITCHEN/DINER

13'3" x 9'2" (4.04 x 2.80)

Comprising matching range of wall, base and drawer units, with granite style roll top work surfaces, inset one and a half bowl sink unit with drainer and mixer tap. Integrated double gas oven with gas hob, extractor fan, integrated fridge/freezer, integrated dishwasher, plumbing for the washing machine, composite double glazed door leading out to the garden, double glazed window to the rear (with fitted Roman blinds), radiator, decorative beams to the ceiling. Tiled floor, glass fronted crockery cupboards.

### FIRST FLOOR LANDING

Access to the loft space via wooden pull-down ladders to a partially boarded and insulated loft space. uPVC double glazed window to the side and doors to all bedrooms.

### BEDROOM ONE

16'5" x 11'6" (5.01 x 3.53)

Radiator, two uPVC double glazed windows to the front (with fitted blinds), useful fitted storage cupboard.

### BEDROOM TWO

12'5" x 7'10" (3.81 x 2.39)

Radiator, uPVC double glazed window to the rear overlooking the garden (with fitted blinds).

### BEDROOM THREE

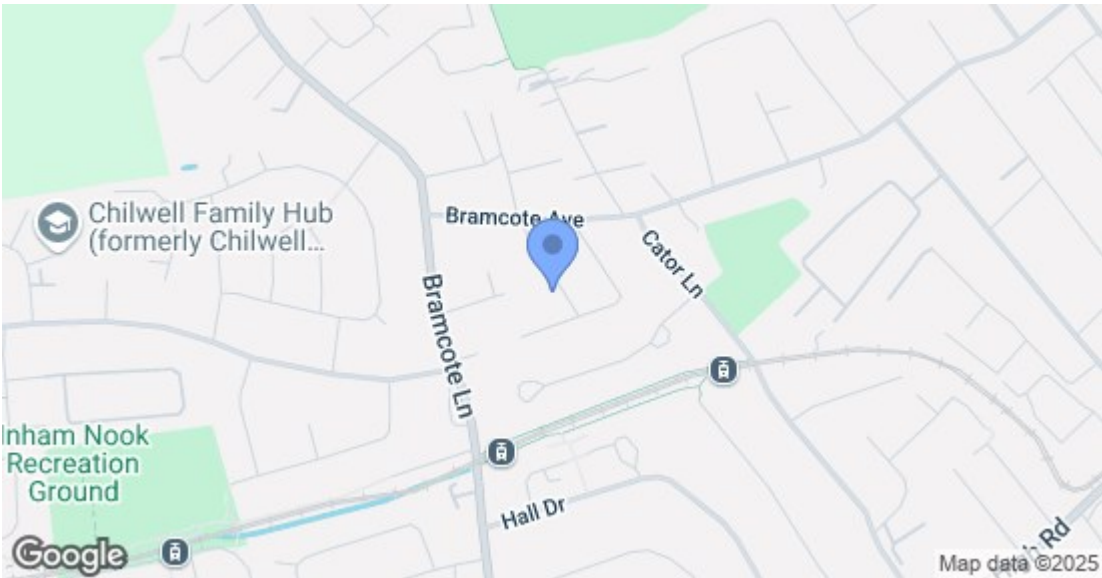
8'4" x 6'8" (2.56 x 2.04)

Radiator, fitted wardrobes to one wall, uPVC double glazed window to the rear overlooking the rear garden (with fitted blinds).

### OUTSIDE

To the front of the property there is a block paved driveway providing off-street parking with gated pedestrian access leading down the side and into the rear garden. The rear garden is enclosed with a lawn section with raised decked entertaining space and access to a useful coal shed which also houses the gas fired combination boiler for central heating and hot water purposes, power and lighting points. To the foot of the plot there is a useful garden shed, also with the benefit of power and lighting, and surrounding the lawn there is decorative block paved edging and raised flowerbeds housing a variety of bushes and shrubbery. Within the garden there is an external water tap and lighting points.





| 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.