



Charles Avenue,
Chilwell, Nottingham
NG9 5ED

£305,000 Freehold



A traditionally styled three-bedroom semi-detached house with a kitchen extension to the rear.

Occupying a generous plot and displaying great potential for remodelling and potentially extending (subject to necessary consents), this versatile home will appeal to a range potential purchasers.

In brief the internal accommodation comprises: entrance hall, WC, kitchen, sitting room and lounge/dining area, rising to the first floor are two double bedrooms, a further single bedroom and bathroom.

Outside the property sits in a large plot, with ample car standing, a detached brick garage, and a generous primarily lawned garden with mature shrubs and trees and patio.

Tucked away in sought-after and established residential location, ideally placed for easy access to great transport links, local shops, schools and a range other facilities this property is well worth viewing.



A double glazed entrance door leads to hallway.

Entrance Hallway

Radiator, stairs off to the first floor landing.

WC

Fitted with a low level WC, wash-hand basin with tiled splashback, UPVC double glazed window.

Kitchen

15'3" x 6'4" increasing to 8'0" (4.66m x 1.95 increasing to 2.45m)

With fitted wall and base units, work surfacing with tiled splashback, one and half bowl sink and drainer unit with mixer tap, inset gas hob with electric oven below and air filter above, plumbing for a washing machine and dishwasher, radiator, two UPVC double glazed windows and door to the exterior.

Sitting Room

13'6" x 11'5" (4.14m x 3.48m)

Radiator, UPVC double glazed bay window.

Dining Room/Lounge

11'10" x 10'9" (3.62m x 3.30m)

UPVC double glazed patio doors leading to the rear garden, and radiator.

Landing

UPVC double glazed window to the side and retractable loft ladder leading to the boarded loft space with light.

Bedroom One

12'1" x 11'4" plus bay (3.69m x 3.46m plus bay)

UPVC double glazed bay window, radiator, and fitted wardrobes.

Bedroom Two

12'0" x 11'6" (3.66m x 3.51m)

UPVC double glazed window and radiator.

Bedroom Three

8'0" x 6'6" (2.46m x 2m)

UPVC double glazed window, radiator, and fitted wardrobe.

Bathroom

8'7" x 6'5" (2.62m x 1.96m)

Fitted with a low level WC, pedestal wash-hand basin, bath, shower cubicle with Mira shower over, fully tiled walls, UPVC double glazed window, wall mounted heated towel rail.

Outside

To the front, the property has a large drive providing ample vehicle standing with double gated access leading to a further area of hard standing with the detached brick garage beyond. To the rear the property has a patio, and a large primarily lawned garden with stocked beds and borders with mature shrubs and trees and a further useful shed/study area with power.

Garage

20'4" x 11'9" (6.21m x 3.60m)

Double timber doors to the front, light and power.

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:

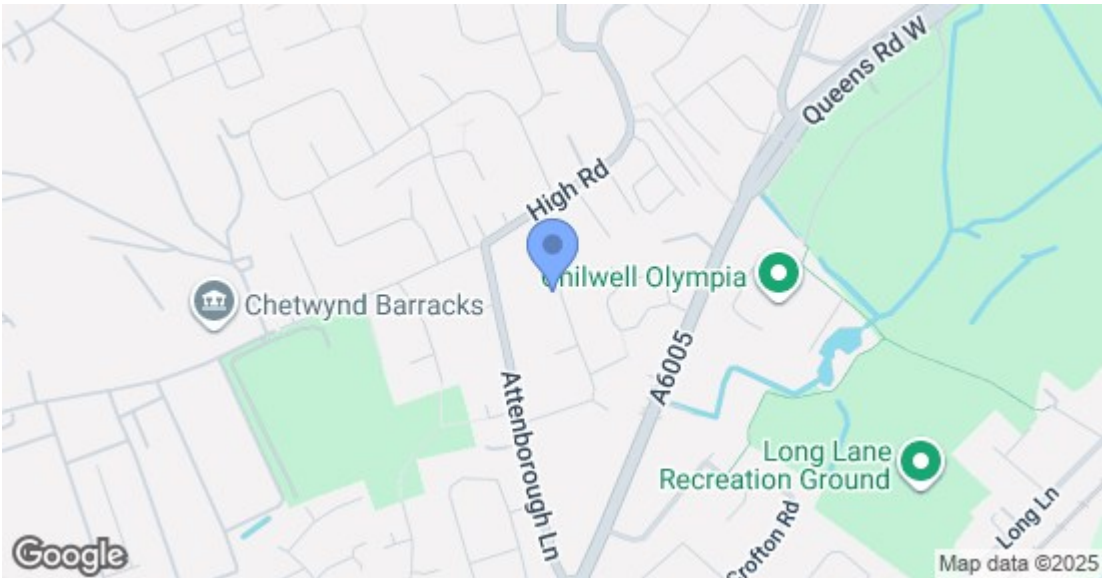
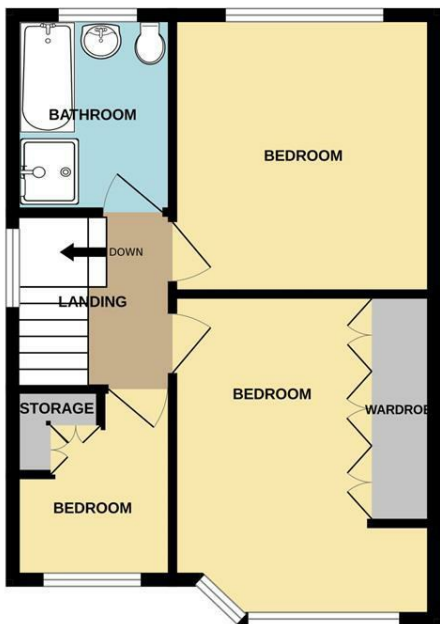
These details and Key facts are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. 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		80
(55-68) D	57	
(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.