



Belmont Close,  
Chilwell, Nottingham  
NG9 5FY

**£264,500 Freehold**

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A lovely three bedroom, link-detached property with the benefit of no upward chain.

Situated in a quiet cul-de-sac in Chilwell, you are are ideally placed for access to a wide range of local amenities including shops, schools, supermarkets, public houses and transport links.

This great property would be considered an ideal opportunity for a large variety of buyers including young professionals, first time buyers and families.

In brief the internal accommodation comprises: entrance hall, living room and kitchen. Then rising to the first floor are three bedrooms, bathroom and separate WC.

Outside the property to the front is a lawn garden with flower beds and gravelled space. The enclosed rear is paved with space for off street parking leading to an integral garage.

Having been a well loved family home, Belmont Close is offered to the market with the advantage of gas central heating, UPVC double glazing throughout, and is well worthy of an early internal viewing.



## Entrance Hall

UPVC double glazed door through to a carpeted entrance hall with access to a useful storage cupboard.

## Living Room

17'8" x 11'1" (5.39m x 3.39)

A carpeted reception room, with radiator, gas fire and two UPVC double glazed windows to the front aspect.

## Kitchen

9'3" x 9'1" (2.83m x 2.78m )

A range of wall and base units with work surfacing over and tiled splashbacks, sink and drainer unit with mixer tap. Space and fittings for freestanding appliances including an electric cooker and fridge freezer.

## First Floor Landing

A carpeted landing space with access to the loft hatch and airing cupboard.

## Bedroom One

17'7" x 9'4" (5.38m x 2.85m )

A carpeted double bedroom, with radiator, fitted wardrobes and two UPVC double glazed windows to the rear aspect.

## Bedroom Two

8'2" x 8'0" (2.50m x 2.45m )

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

## Bedroom Three

8'5" x 8'2" (2.57m x 2.50m )

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

## Bathroom

Comprising a pedestal wash-hand basin, bath with a mains controlled shower above, fully tiled walls, radiator and UPVC double glazed window to the side aspect.

## Separate WC

Low flush WC and UPVC double glazed window to the side aspect.

## Outside

To the front of the property there is a well-maintained lawned area, well stocked borders with mature shrubs, a drive to the side providing ample off-road parking, and a gravelled area. The rear garden is paved providing ample off street parking leading to an integral garage.

## Garage

Up and over garage door to the front.

## 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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. Prospective purchasers are advised to make their own enquiries and to have any services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	70
(81-91)	B	54
(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	

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