



Farm Road,
Chilwell, Nottingham
NG9 5DA

£340,000 Freehold



A traditional bay-fronted three-bedroom semi-detached house with a garage.

Situated in this sought-after in this convenient residential location, readily accessible for a variety of local shops and amenities including schools, transport links, Beeston town centre, and the A52 and M1, this fantastic property is considered an ideal opportunity for a range of potential purchasers including first time buyers, young professionals, growing families and developers.

In brief the internal accommodation comprises: entrance hall, open plan lounge diner, and a kitchen to the ground floor, with two good sized double bedrooms, a further single bedroom, bathroom and WC to the first floor.

Outside you will find paved frontage with a range of mature trees and shrubs, a concrete driveway leading to the garage at the side of the property, and gated access to the private and enclosed rear garden which includes a paved patio overlooking the lawn beyond, a range of mature trees and shrubs, stocked borders, green house, useful storage shed and fence boundaries.

Offered to the market with the benefit of chain free vacant possession, an early internal viewing comes highly recommended.



Entrance Hall

With a front door, UPVC double glazed window to the side, stairs to the first floor, radiator, useful under stair storage cupboard, and doors to the kitchen and lounge diner.

Lounge Diner

25'4" x 10'11" (7.74m x 3.34m)

A carpeted reception room with bay window with secondary glazing to the front, two radiators, gas fire and UPVC double glazed door with flanking window to the rear.

Kitchen

10'1" x 7'11" (3.09m x 2.43m)

With a range of wall, base, units, work surfaces, one and half bowl sink and drainer unit with mixer tap, space for a cooker, tiled splashbacks, pantry, radiator, UPVC double glazed window to the rear and a door to the lean to.

Lean-To

With tiled flooring, UPVC double glazed door and windows to the side, and a large storage cupboard.

Landing

With a window with secondary glazing to the side, and doors to the WC, bathroom and three-bedrooms.

Bedroom One

13'3" x 11'10" (4.05m x 3.63m)

A carpeted double bedroom with bay window with secondary glazing to the front and radiator.

Bedroom Two

11'5" x 10'11" (3.5m x 3.34m)

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

Bedroom Three

8'6" x 6'11" (2.6m x 2.11m)

A carpeted bedroom with a built-in storage cupboard, window with secondary glazing to the front, loft hatch and radiator.

Bathroom

Comprising: a panel bath, pedestal wash-hand basin, tiled

walls, radiator, UPVC double glazed window to the rear and an airing cupboard housing the hot water cylinder.

Separate WC

Fitted with a WC, and window with second glazing to the side.

Outside

Outside you will find paved frontage with a range of mature trees and shrubs, a concrete driveway leading to the garage at the side of the property, and gated access to the private and enclosed rear garden which includes a paved patio overlooking the lawn beyond, a range of mature trees and shrubs, stocked borders, green house, useful storage shed and fence boundaries.

Garage

With double garage doors to the front, pedestrian door to the side, 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

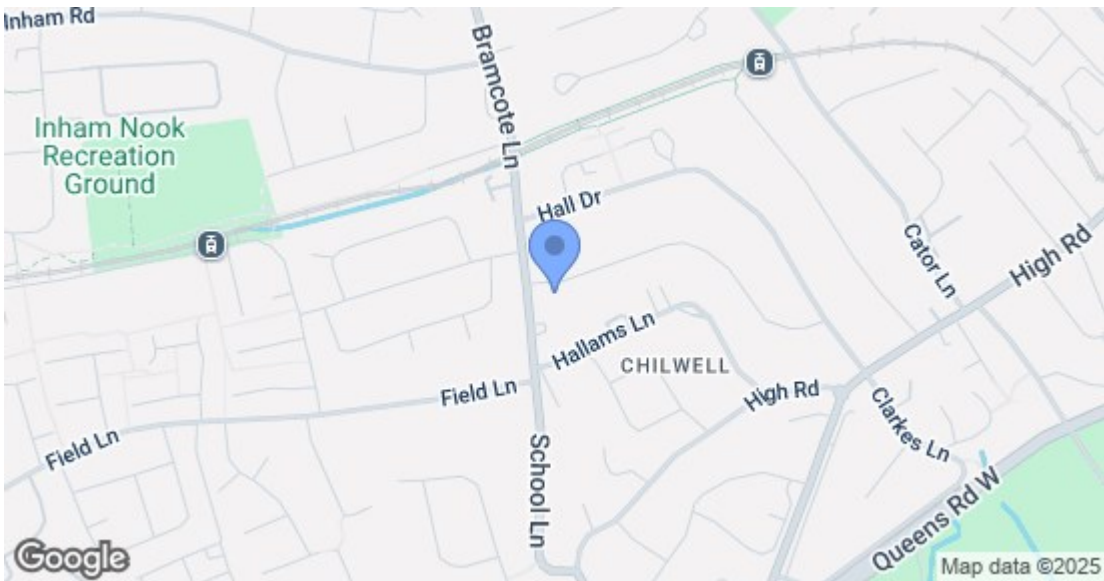
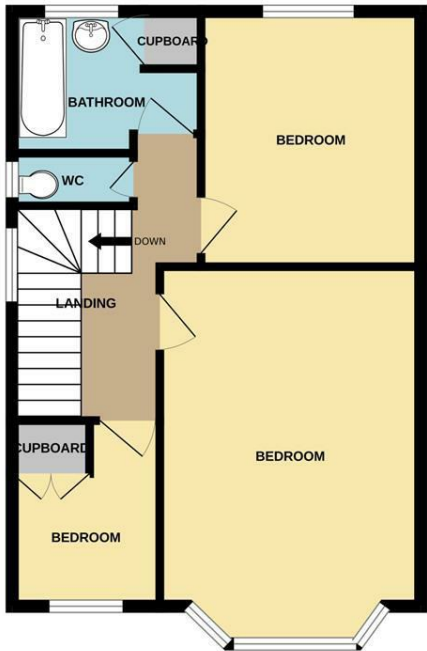
Has the Property Flooded?: No

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.



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		55
(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		

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