





Charles Avenue, Chilwell, Nottingham NG9 5ED

£350,000 Freehold



A spacious two bedroom, detached bungalow with the benefit of no upward chain.

Situated within Chilwell you are ideally placed for access to a wide range of local amenities including shops, Attenborough Nature Reserve, schools, healthcare facilities, public houses, restaurants and transport links.

This great property would be considered and ideal purchase for a large variety of buyers including anyone looking for downsize locally or anyone looking to relocate to this popular and convenient location.

In brief the internal accommodation comprises; an entrance porch through to the entrance hall, large lounge, kitchen, conservatory, two double bedrooms, bathroom and separate WC.

Outside to the front of the property there is a low maintenance gravelled area with a drive to the side providing ample off-road parking, gated side access leads to the private and enclosed rear garden.

Having been a well loved by the homeowner for a number of years this delightful property if 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 Porch

UPVC double glazed door through to the entrance porch.

Entrance Hall

Secondary UPVC double glazed door through to a carpeted entrance hall with radiator and access to the loft hatch.

Lounge

 $19'5" \times 10'0" (5.93m \times 3.05m)$

A carpeted reception room, with radiator, electric fireplace and UPVC double glazed door to the rear garden.

Kitchen

 $11'1" \times 10'2" (3.38m \times 3.10m)$

A range of wall and base units with work surfacing over, tiled splashbacks, sink with taps and drainer, inset electric hob with extractor fan above and integrated electric oven. Space and fitting freestanding appliances to include fridge and freezer. UPVC double glazed window to the side aspect and door to the conservatory.

Conservatory

Garden room with UPVC double glazed windows overlooking the garden, sliding door, and access to a store room.

Bedroom One

 $15'4" \times 10'0" (4.69m \times 3.05m)$

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

Bedroom Two

 $11'7" \times 11'2" (3.55m \times 3.41m)$

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

Bathroom

Incorporating a two-piece suite comprising: pedestal wash hand basin, bath with electric power shower above and glass shower screen, fully tiled walls, radiator and UPVC double glazed window to the side aspect.

Separate WC

Low flush WC, part tiled wall and UPVC double glazed window to the side aspect.

Outside

To the front garden is a gravelled garden with fenced frontage and gated driveway, with ample off-road parking leading to a garage. To the rear garden is a lawned garden with mature shrubs.

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

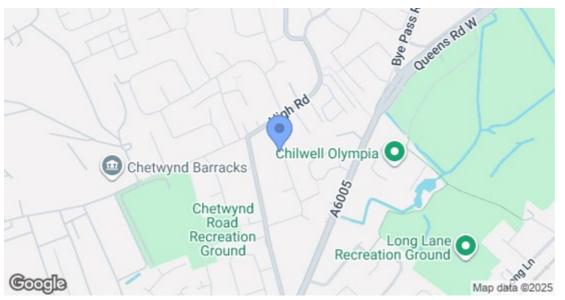
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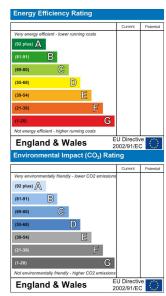
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