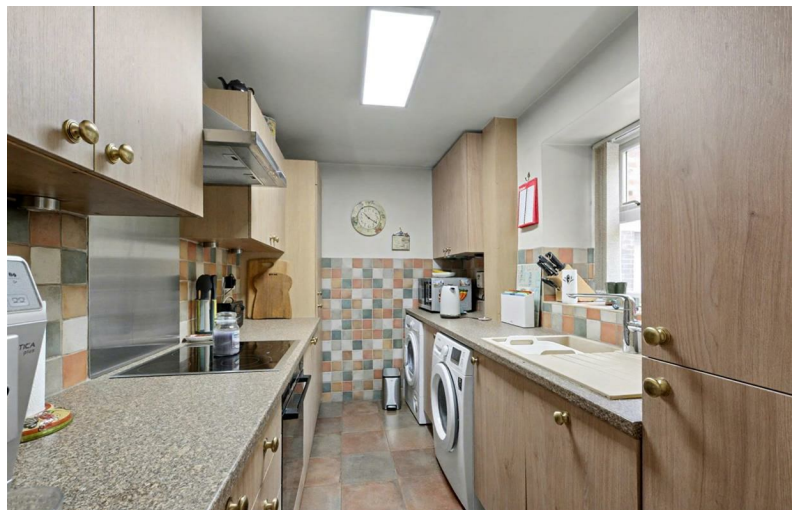




School Lane,  
Chilwell, Nottingham  
NG9 5EH

**£250,000 Freehold**



Situated on School Lane, Chilwell, this delightful mid-terrace house presents an excellent opportunity for those seeking a comfortable and inviting home. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals looking for a peaceful retreat.

Upon entering, you are welcomed into a cosy reception room that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout of the house is practical and functional, ensuring that every space is utilised effectively.

The property features a well-appointed bathroom, designed to provide both comfort and convenience. The bedrooms are bright and airy, allowing for plenty of natural light to fill the rooms, creating a pleasant living environment.

Located in the desirable Chilwell area, residents will benefit from a range of local amenities, including shops, schools, and parks, all within easy reach. The community is known for its friendly atmosphere and convenient transport links, making it an ideal location for commuting to nearby cities.

This mid-terrace house on School Lane is a wonderful opportunity for anyone looking to establish a home in a vibrant and welcoming neighbourhood. With its charming features and practical layout, it is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely property your own.



### Entrance Hall

UPVC double glazed entrance door with flanking window, tiled flooring, radiator, stairs to the first floor, useful under stairs storage cupboard and doors to the kitchen and lounge diner.

### Lounge Diner

21'7" x 10'9" (6.58m x 3.29m )

A carpeted reception room with four UPVC double glazed windows to the front, radiator and electric fire with Adam style mantle.

### Kitchen

10'11" x 6'7" (3.35m x 2.03m )

With a range of wall, base and drawer units, work surfaces, sink and drainer unit with mixer tap, integrated electric oven and hob with aluminium splashback and extractor fan over, integrated fridge freezer and dishwasher, plumbing for a washing machine and space for a tumble dryer, UPVC double glazed window to the rear, and tiled flooring.

### First Floor Landing

Velux window, airing cupboard housing the hot water cylinder and doors leading to the bathroom and two bedrooms.

### Bedroom One

11'11" x 11'0" (3.65m x 3.36m )

A carpeted double bedroom with fitted wardrobes, Velux window, and radiator.

### Bedroom Two

10'11" x 9'3" (3.33m x 2.84m )

A carpeted double bedroom with fitted wardrobes, Velux window, radiator, and loft hatch.

### Bathroom

8'8" x 5'11" (2.65m x 1.82m )

Incorporating a three-piece suite comprising: panelled bath with shower over, wash-hand basin inset to vanity unit, WC, tiled flooring and walls, heated towel rail and Velux window.

### Outside

To the rear of the property you will find a courtyard with off-road parking, garage and a small patio.

### Garage

16'4" x 8'10" (5m x 2.7m )

With an electric roll up door to the front, UPVC double glazed window to the side and lighting.

### 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

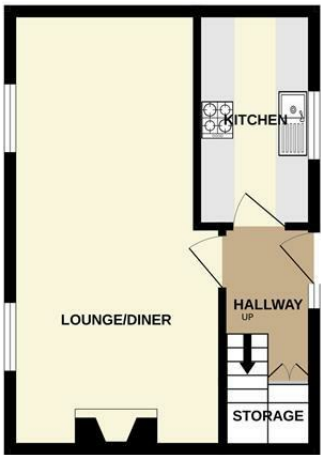
Has the Property Flooded?: No

### Disclaimer:

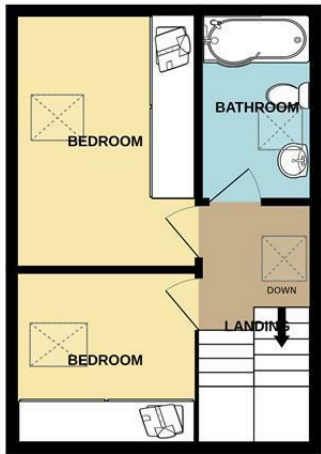
These details and Key facts are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. 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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The 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                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         | 78        |
| (55-68) D                                                       | 64      |           |
| (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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