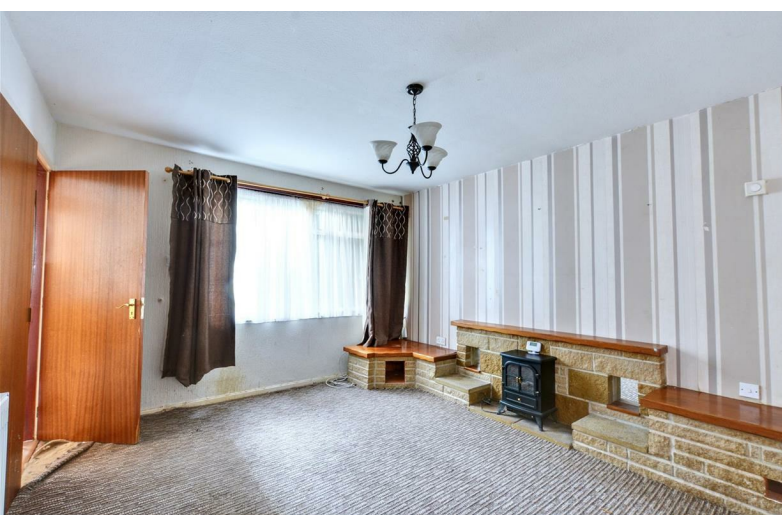




Firbank Court,
Chilwell, Nottingham
NG9 5NB

£145,000 Freehold



A well-proportioned, three-bedroom, mid terrace property, 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, including the nearby Tram stop with direct access to QMC and central Nottingham.

This property would be considered an ideal purchase for a large variety of buyers looking to put their own stamp on their next home, this could include first time buyers, young professionals or investors looking to add to an investment portfolio.

In brief, the internal accommodation comprises: an entrance hall, open plan kitchen diner, living room and downstairs WC. Then rising to the first floor are three well-proportioned bedrooms and bathroom.

Outside the property to the front is a lawned garden with mature shrubs and then enclosed rear garden is paved keeping it low maintenance. Parking is to the back of the property for all residents at Firbank Court.

The property also benefits from a new boiler installed in 2021 and full 'wet' gas central heating supplying new radiators in each room installed in 2022.



Entrance Porch

Double glazed front door and door to:

Breakfast Kitchen

21'3" x 8'9" (6.5m x 2.67m)

A range of wall and base units with work surfacing over, one and a half bowl sink and drainer unit with taps, inset electric hob and integrated electric oven. Space and fitting freestanding appliances to include fridge, freezer. And washing machine.

Inner Hallway

A carpeted landing space with access to the loft hatch.

Cloakroom W.C.

Incorporating a wall mounted wash hand basin, low flush W.C. and wall mounted water heater. Window to the rear.

Lounge

13'8" x 11'3" (4.17m x 3.43m)

A carpeted room, with radiator and window to the front aspect.

First Floor Landing

A carpeted landing space with access to the loft hatch.

Bedroom One

11'1" x 10'7" plus wardrobes (3.4m x 3.23m plus wardrobes)

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

Bedroom Two

10'9" x 9'6" (3.3m x 2.9m)

A carpeted bedroom, with radiator and window to the rear aspect.

Bedroom Three

10'7" (32'9"ft 26'2"ft) x 7'4" (22'11"ft 16'4"ft) (3.25m (10ft 8in) x 2.26m (7ft 5in))

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

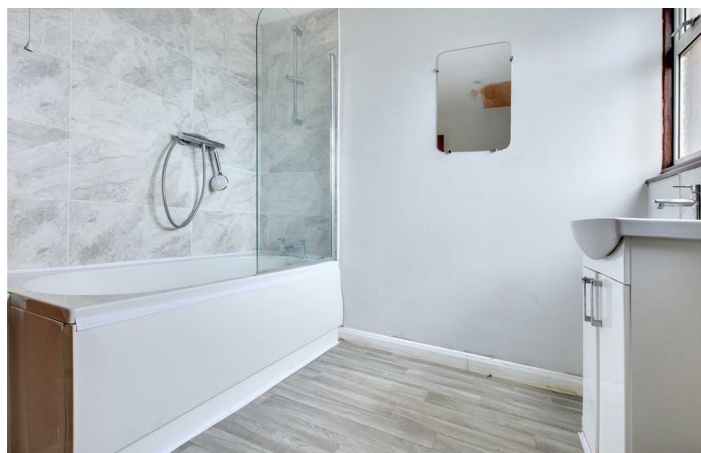
Bathroom

Renovated in 2021, incorporating a modern three-piece suite comprising pedestal wash-hand basin, bath with

shower above and glass shower screen, part tiled walls, heated towel rail and window to the rear aspect

Outside

Outside the property to the front is a lawned garden with mature shrubs and then enclosed rear garden is paved keeping it low maintenance. Parking is to the back of the property for all residents at Firbank Court.





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		
(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 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.