

Robert Ellis

look no further...



Chippenham Road,
, Nottingham
NG5 5SY

£150,000 Freehold

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Guide price £150,000 - £160,000

A THREE-BEDROOM SEMI-DETACHED PROPERTY OFFERED TO THE MARKET WITH NO UPWARD CHAIN, IDEAL FOR BUYERS LOOKING FOR A PROJECT OR INVESTMENT OPPORTUNITY.

Situated in this popular residential location within NG5, the property provides excellent access to a range of local amenities, schools, transport links and Nottingham City Centre, making it well-suited to first-time buyers, families or investors alike.

The accommodation briefly comprises an entrance hall leading through to a spacious lounge, providing ample space for living and dining furniture. The kitchen is located at the rear of the property and offers a range of fitted units with space for appliances, along with access out to the rear garden.

To the first floor, the landing gives access to three bedrooms, including two double bedrooms and a further single bedroom, along with a bathroom fitted with a three-piece suite incorporating both a bath and separate shower enclosure.

Outside, the property benefits from a driveway to the front providing off-street parking, while to the rear, there is an enclosed garden, mainly laid to lawn with a patio seating area and useful storage shed.

The property requires a scheme of modernisation, allowing the next owner the opportunity to improve and add value to their own taste. An early viewing is highly recommended to fully appreciate the potential on offer.

NO UPWARD CHAIN – VIEWING ADVISED.



Hallway

Door to front elevation, staircase leading to the first floor landing and door leading into the.

Living room

22'5x10'2 (6.83m x 3.10m)

A bright, through lounge overlooking the front and extending to the rear, featuring laminate wood-effect flooring. Retaining an original gas fire, the room benefits from a UPVC double-glazed window allowing ample natural light, wall-mounted radiators, TV and telephone points, and plentiful power sockets throughout.

Kitchen

10'11x7'10 (3.33m x 2.39m)

Located to the rear and enjoying views over the garden, fitted with a good range of wall and base units with roll-edged work surfaces and ample power points. Incorporating a one-and-a-half bowl sink with drainer and flexi mixer tap, complementary ceramic tiling to both walls and floor, integrated electric oven, gas hob with extractor hood above, plumbing for a washing machine and dishwasher, and a wall-mounted radiator.

Bedroom 1

11'2 x 10'2

Located to the front of the property and benefitting from a built-in storage cupboard. The room features a UPVC double-glazed window, wall-mounted radiator, and ample power points, and comfortably accommodates a double bed.

Bedroom 2

10'5 x 7 (3.18m x 2.13m)

Located to the rear of the property, featuring a wall-mounted radiator and ample power points. The room comfortably accommodates a double bed along with a range of additional bedroom furniture.

Bedroom 3

11'9 x 5'8 (3.58m x 1.73m)

Located to the front of the property, fitted with a wall-mounted radiator and ample power points. The room comfortably accommodates a single bed along with a selection of bedroom furniture, making it ideal as a child's room, guest room, or home office.

Bathroom

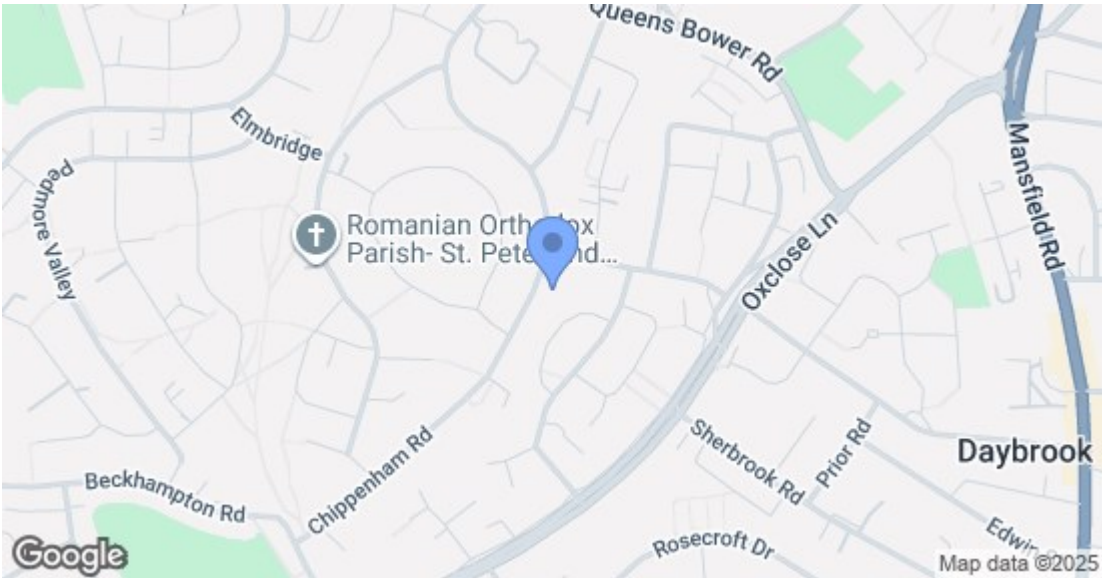
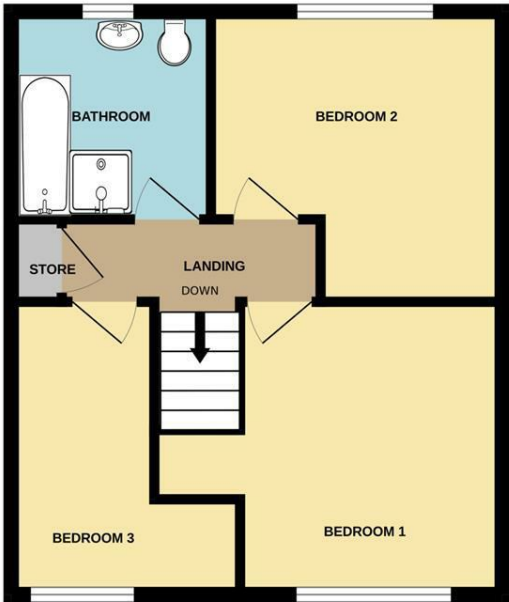
7'8 x 7'3 (2.34m x 2.21m)

The suite comprises a bath with glass shower enclosure and electric shower, stainless steel fittings, low-level WC, and a pedestal wash hand basin with stainless steel mixer tap. Finished with complementary tiling to the walls and a wall-mounted radiator.

Outside

With a garden and driveway to the front elevation and an enclosed rear garden with large lawn area.





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.