



Chingford Road,
Bilborough, Nottingham
NG8 3BS

£170,000 Freehold



Nestled on Chingford Road in the vibrant city of Nottingham, this charming semi-detached house presents an excellent opportunity for families and first-time buyers alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas that can be tailored to your needs, whether for entertaining guests or enjoying quiet family time.

The house features a well-appointed bathroom, ensuring convenience for all residents. Additionally, the property benefits from off-road parking a valuable asset in this bustling area. One of the standout features of this home is that it is offered with no chain, allowing for a smooth and efficient purchase process.

Chingford Road is ideally situated, providing easy access to local amenities, schools, and transport links, . This property is not just a house; it is a place where memories can be made. Do not miss the chance to make this delightful home your own.



Entrance Hall

UPVC double glazed entrance door, stairs to the first floor, storage heater, useful under stairs storage space and door to the kitchen.

Kitchen

9'11" x 9'11" (3.04m x 3.04m)

Fitted with a range of wall, base and drawer units, work surfaces, sink with drainer, integrated gas hob, tiled splashbacks, UPVC double glazed window to the rear, UPVC double glazed door to the side entrance and door to the dining room.

Dining Room

10'8" x 10'0" (3.27m x 3.05m)

A carpeted reception room with electric heater, UPVC double glazed French doors to the rear patio and opening into the lounge.

Lounge

13'11" x 10'7" (4.25m x 3.25m)

A carpeted reception room with gas fire with Adam style mantle, and UPVC double glazed window to the front.

Landing

UPVC double glazed window to the side, loft hatch, storage heater and doors to the bathroom and three bedrooms.

Bedroom One

11'7" x 10'4" (3.55m x 3.15m)

A carpeted double bedroom with built-in wardrobes, UPVC double glazed window to the rear and storage heater.

Bedroom Two

11'1" x 10'6" (3.4m x 3.22m)

A carpeted double bedroom with built-in wardrobes, and UPVC double glazed window to the front.

Bedroom Three

9'4" x 7'5" (2.85m x 2.28m)

A carpeted bedroom with built-in storage cupboard, electric heater, and UPVC double glazed window to the front.

Bathroom

Incorporating a three-piece suite comprising panelled bath, wash-hand basin inset to vanity unit, WC, tiled splashbacks, UPVC double glazed window to the rear and electric heater.

Side Entrance

UPVC double glazed door to the front, useful storage cupboard, door to the rear, and doors to the WC and utility.

Utility

Plumbing for a washing machine and space for a fridge freezer and window to the rear.

WC

Fitted with a WC, corner wash-hand basin, tiled splashbacks.

Outside

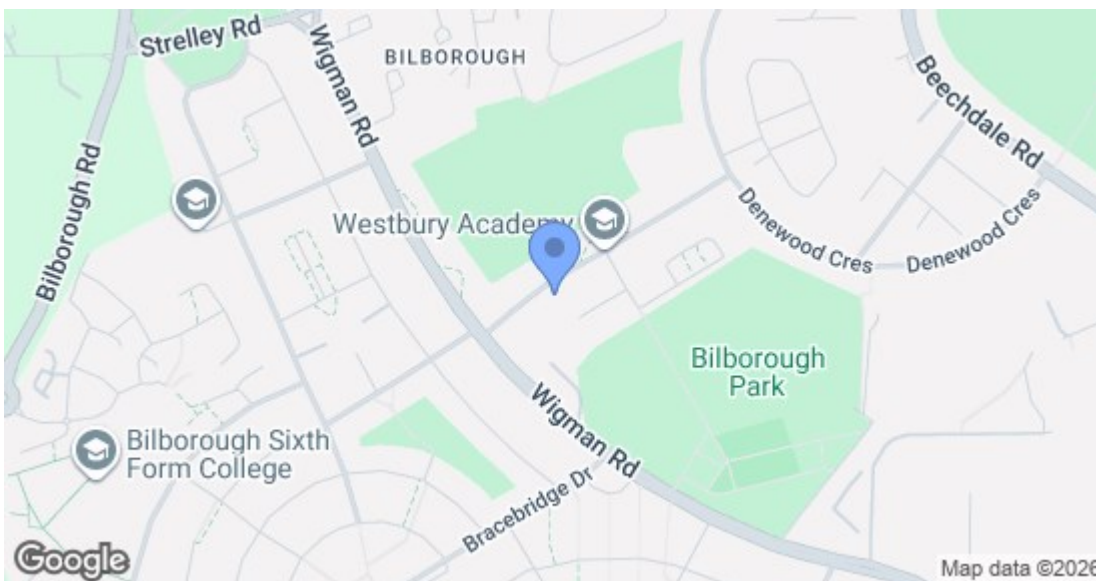
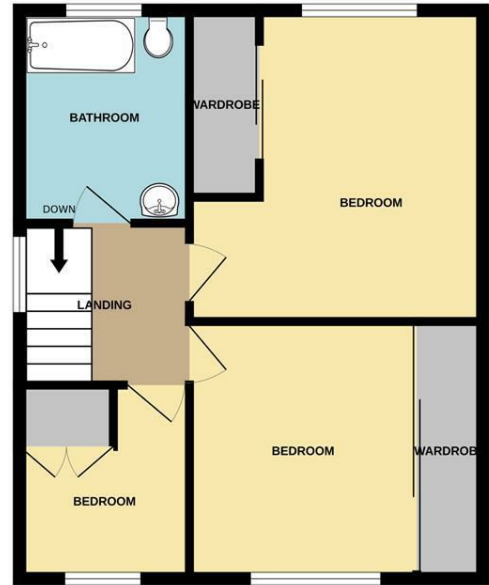
To the front of the property you will find a large gated driveway with stocked borders. To the rear you will find a private and enclosed garden which includes a block paved patio overlooking the gravelled area beyond, useful storage shed and fence boundaries.





GROUND FLOOR

1ST FLOOR



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		36	50
(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.