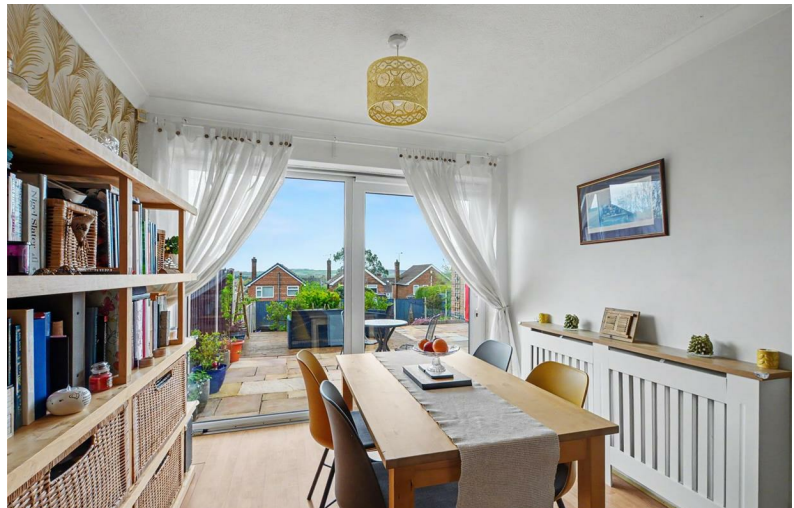


Robert Ellis

look no further...



Bolton Avenue,
Chilwell, Nottingham
NG9 5NX

£325,000 Freehold

0115 922 0888



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A well-presented, traditionally constructed, three bedroom detached house.

Tucked away in a small and peaceful cul-de-sac, with far reaching views over Attenborough and beyond to the rear, this excellent house will appeal to a variety of potential purchasers.

In brief the bright and spacious interior comprises: entrance hall, kitchen, UPVC utility room and open plan lounge diner. Rising to the first floor, are three bedrooms, separate WC, and shower room.

Outside the property has mature and primarily lawned gardens with large patio and decking area, and a drive with carport and garage beyond.

Well placed for a range of local amenities including: schools, shops, parks and excellent transport links, such as the NET tram service and the A52.



Entrance Hall

A composite double glazed entrance door, radiator with decorative cover, useful under stair cupboard and stairs leading to the first floor landing.

Kitchen

11'10" x 9'3" (3.63m x 2.83m)

Fitted with a range of wall, base and drawer units, work surfacing with tiled splashback, one and half bowl sink and drainer unit with mixer tap, inset gas hob with air filter above, inset electric oven, plumbing for a washing machine and dishwasher, tiled flooring and UPVC double glazed window.

UPVC Utility Room

5'7" x 5'0" (1.72m x 1.53m)

UPVC double glazed window and door, appliance space and power.

Lounge Diner

20'7" x 13'1" decreasing to 9'4" (6.28m x 4m decreasing to 2.85m)

UPVC double glazed bay window to the front, UPVC double glazed patio doors to the rear, two radiators, one with a cover, a fuel effect electric fire with Adam-style surround.

First Floor Landing

With loft hatch, and large useful storage cupboard.

Bedroom One

11'9" x 11'5" (3.60m x 3.50m)

UPVC double glazed windows, fitted wardrobes and radiator.

Bedroom Two

11'9" x 8'11" (3.60m x 2.72m)

UPVC double glazed window, radiator and fitted wardrobe.

Bedroom Three

9'7" x 8'4" maximum overall measurements. (2.94m x 2.56m maximum overall measurements.)

UPVC double glazed window, radiator and fitted wardrobe.

Shower Room

Comprising: pedestal wash hand basin, shower cubicle with mains control shower over, wall mounted heated towel rail, fully tiled walls, and UPVC double glazed window.

Separate WC

Fitted with a low level WC, part tiled walls, wall mounted wash hand basin, and UPVC double glazed window.

Outside

To the front, the property has a drive, providing car standing with the adjoined car port and garage beyond, and a primarily lawned garden with a tree. To the rear the property has a patio area with outside tap, and decking, a primarily lawned garden, with well stocked bed and borders, mature shrubs and trees, further seating and a detached brick built garage/store.

Garage

19'0" x 9'4" (5.80m x 2.87m)

Up and over door to the front, UPVC double glazed window and pedestrian door to the side, light and power.

NB: potential purchasers should note that there is no vehicle access to the garage.

Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas Fired Central Heating

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

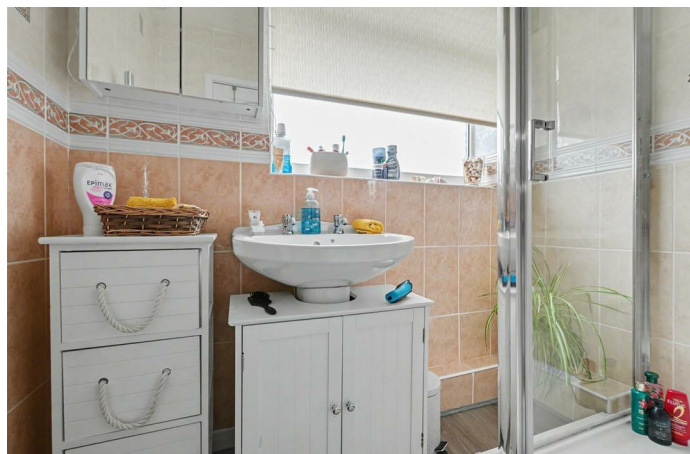
Rights and Easements: None

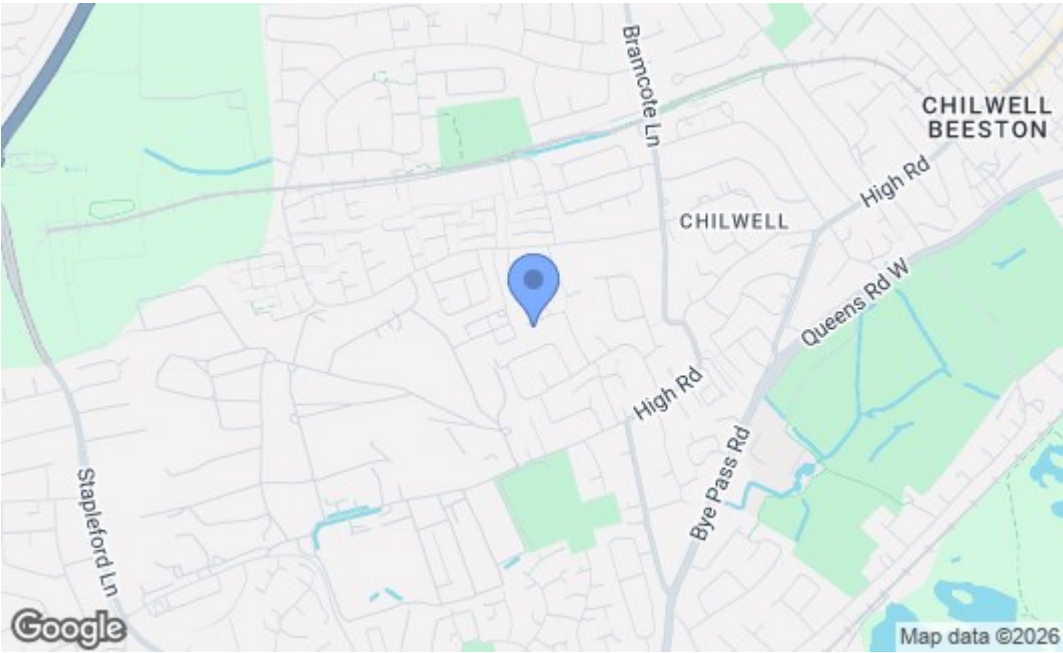
Planning Permissions/Building Regulations: None

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	59	
(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		

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