



Inham Road,
Chilwell, Nottingham
NG9 4FL

£260,000 Freehold



A three bedroom semi-detached house with front and rear gardens in a popular residential location.

Ideal for a wide range of buyers including first time buyers looking to get onto the property ladder and young families looking for their next home.

Situated in a popular location, within close proximity to a variety of local amenities including shops, schools and public houses. There is also the advantage of tram and bus links around the corner providing easy access to Nottingham University, QMC and Nottingham city centre.

In brief, the internal accommodation comprises: Entrance hall, L shaped lounge/dining room and kitchen with utility room, whilst to the first floor are three evenly proportioned bedrooms and bathroom.

The property has the benefit of an enclosed garden to the front, primarily lawned with fenced boundaries. Gated access to a side garden space that has been barked to keep low maintenance. The rear garden has then been split into two sections, the first section has a paved seating area, with AstroTurf lawn and gated access to the second section of the garden this is a lawned space with fenced boundaries.

With the benefit of no upward chain, double glazing throughout and a tidy modern interior, this property is well worthy of an early internal viewing.



Entrance Hall

With UPVC double glazed front entrance door, radiator, UPVC double glazed window to the side aspect and access to under stairs storage cupboard.

Lounge

14'9" x 11'5" (4.5m x 3.48m)

Laminate flooring with feature gas fireplace, radiator and UPVC double glazed window to the front aspect.

Dining Area

9'4" x 8'11" (2.87m x 2.72m)

Laminate flooring with radiator and UPVC double glazed French doors to the rear garden.

Kitchen

13'1" x 9'6" (4.01m x 2.9m)

Incorporating a range of modern wall, base and drawer units with worksurfaces over, tiled splashbacks and inset one and a half bowl sink and drainer. Integrated electric hob and oven, integrated dishwasher and space for freestanding fridge freezer. Access to under stairs storage cupboard and UPVC double glazed window to the rear aspect.

Utility Room

10'4" x 5'10" (3.17m x 1.78m)

Space and fittings for free standing dryer and washing machine. UPVC double glazed door to the rear garden and another UPVC door to the side of the property.

First Floor Landing

UPVC double glazed window to the side and loft hatch.

Bedroom One

12'11" x 11'6" (3.96m x 3.53m)

Carpeted room with radiator and UPVC double glazed window to the front aspect.

Bedroom Two

13'10" x 8'7" (4.24m x 2.64m)

Laminate flooring, with radiator and UPVC double glazed window to the rear aspect.

Bedroom Three

9'4" x 8'3" (2.87m x 2.54m)

Laminate flooring, with radiator and UPVC double glazed window to the front aspect.

Bathroom

A three piece suit comprising a bath with shower tap connection, wash hand basin and low flush WC. Tiled splashbacks, radiator, UPVC double glazed window to the rear and cupboard housing the combination boiler.

Outside

Enclosed garden to the front, primarily lawned with fenced boundaries. Gated access to a side garden space that has been barked to keep low maintenance. The rear garden has been split into two sections, the first section has a paved seating area, with AstroTurf lawn and gated access to the second section of the garden which is a lawned space with fenced boundaries.

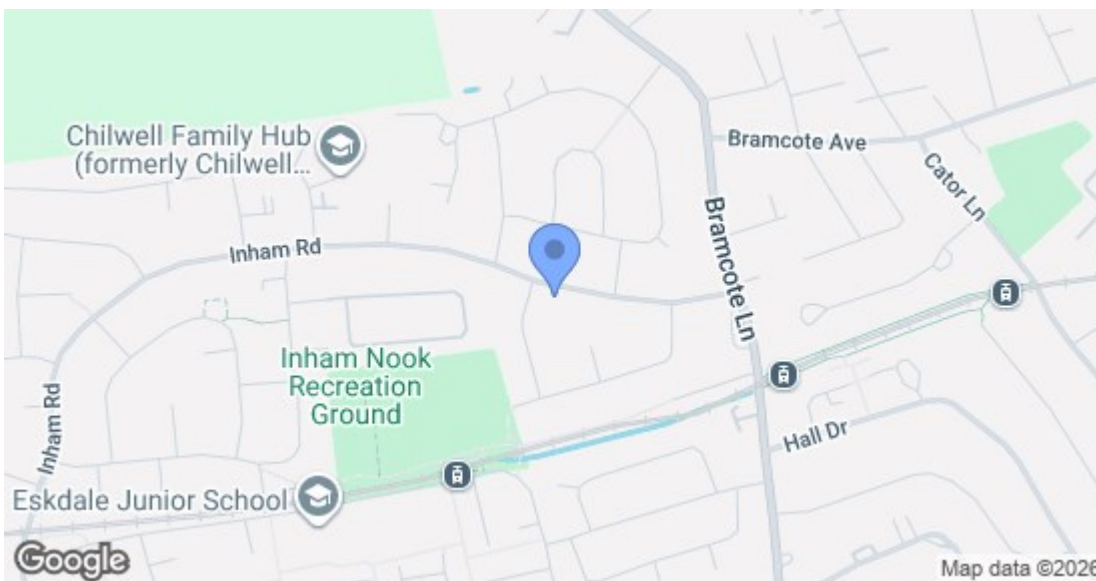
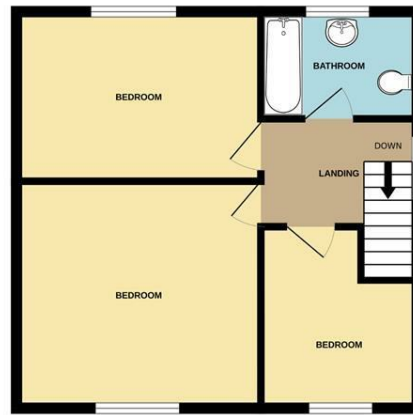




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		65	
(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.