



Midhurst Close,
Chilwell, Nottingham
NG9 5FQ

£260,000 Freehold



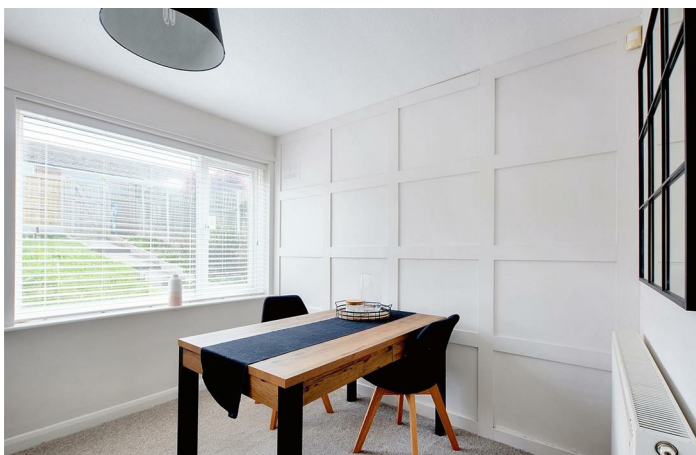
A well presented three bedroom semi-detached house with a garage.

Situated in this popular and convenient residential location, well placed for a variety of local shops and amenities including schools, playing fields and transport links such as the M1 and A52, this fantastic property is considered an ideal opportunity for a range of potential purchasers including first time buyers, young professionals, families and investors.

In brief the internal accommodation comprises; entrance hall to the front and rear, a kitchen and lounge diner to the ground floor, with three good sized bedrooms, a family bathroom and separate WC to the first floor,

Outside to the front of the property you will find a low maintenance lawned area with a small patio and to the rear there is a concrete and gravelled driveway offering car standing.

Offered to the market with the benefit of a range of modern fixtures and fittings throughout, ready to move in condition, light and airy versatile living space and chain free vacant possession, this property is well worthy of an early internal viewing in order to be fully appreciated.



Front Entrance/Utility Area

UPVC double glazed front door with flanking window, UPVC double glazed window to the side, space for a washing machine, tumble dryer and fridge freezer and a door to the rear entrance hall.

Rear Entrance Hall

UPVC double glazed door the rear, UPVC double glazed window to the rear, radiator, useful built in storage cupboard, stairs to first floor and doors to the kitchen and lounge diner.

Lounge Diner

17'11" x 11'6" (5.47m x 3.53m)

A carpeted reception room with two UPVC double glazed windows to the front, radiator, gas fire and a feature panelled wall.

Kitchen

9'5" x 9'1" (2.88m x 2.78m)

Fitted with a range of modern wall, base and drawer units, work surfaces, one and half bowl sink and drainer unit with mixer tap, integrated electric oven with induction hob and air filter over, integrated fridge freezer and dishwasher, spotlights to ceiling, UPVC double glazed window to the rear, laminate flooring and radiator.

First Floor Landing

With a built in airing cupboard housing the hot water cylinder, loft hatch with drop down ladders, and doors to the WC, bathroom and three bedrooms.

Bedroom One

17'10" x 9'2" (5.44m x 2.8m)

A carpeted double bedroom with two UPVC double glazed windows to the rear and radiator.

Bedroom Two

9'4" x 8'6" (2.85m x 2.61m)

A carpeted bedroom with UPVC double glazed window to the front and radiator.

Bedroom Three

8'7" x 8'4" (2.64m x 2.55m)

A carpeted bedroom with UPVC double glazed window to the front and radiator.

Bathroom

Comprising a panelled bath with electric shower over, wash hand basin inset to vanity unit, tiled walls, radiator and UPVC double glazed window to the side.

Separate WC

Fitted with a low level WC, laminate flooring and UPVC double glazed window to the side.

Outside

Outside to the front of the property you will find a low maintenance lawned area with a small patio and to the rear there is a concrete and gravelled driveway offering car standing.

Garage

17'0" x 8'0" (5.19m x 2.46m)

With electric roll up garage door to the front, wall mounted boiler, power points and window to the side.

Material Information

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

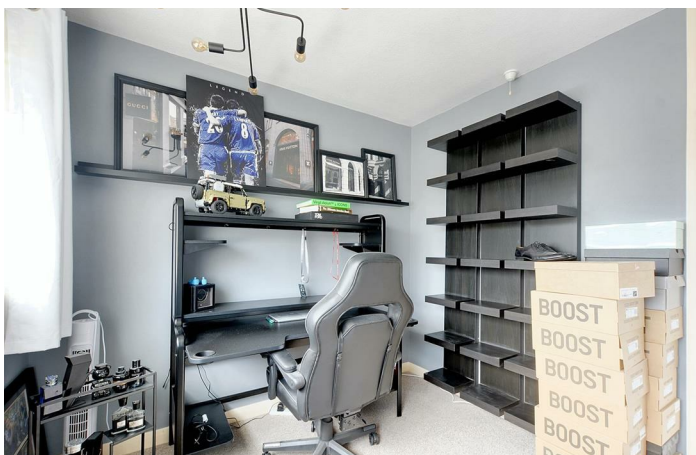
Rights and Easements: None

Planning Permissions/Building Regulations: None

Has the Property Flooded?: No

Disclaimer

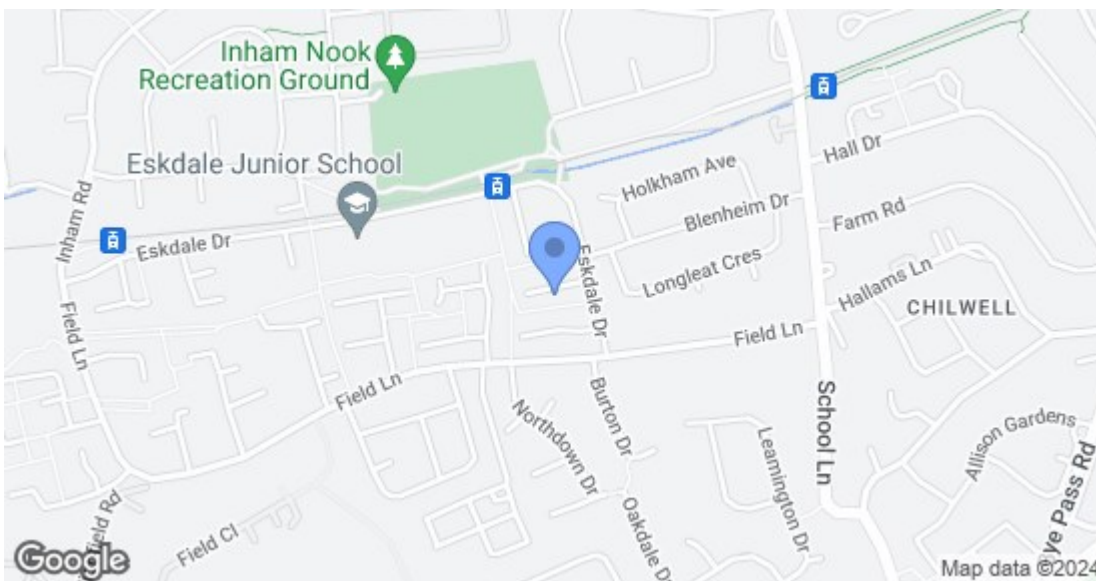
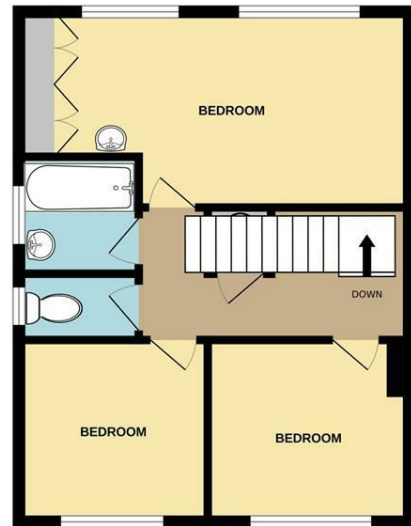
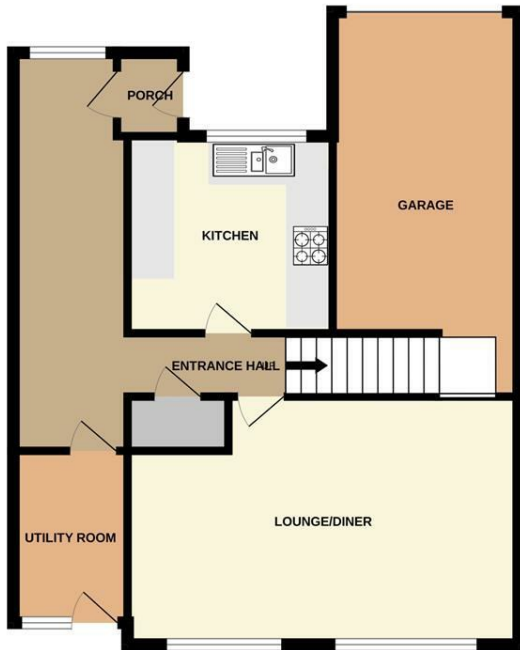
These details and Key facts are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Full material information is available in hard copy upon request.





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		63	
(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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