



Burleigh Square,
Chilwell, Nottingham
NG9 5EW

£330,000 Freehold



A well presented three bedroom semi-detached house, enjoying a corner plot with a garage.

Situated in this popular and convenient residential location, within easy reach a range of local shops and amenities including schools, transport links, playing fields, the A52 and M1 for journeys further afield, this fantastic property is considered an ideal opportunity for a variety of potential purchasers including first time buyers, young professionals and families.

In brief the internal accommodation comprises; entrance hallway, lounge, dining room, kitchen and WC to the ground floor, with two good sized double bedrooms, a further single bedroom, bathroom and separate WC to the first floor.

Outside to the front of the property you will find a lawned garden with resin footpath and gated side access leading to the private and enclosed rear garden which includes a large patio, lawned area, mature trees and shrubs, gravelled borders and fence boundaries. Beyond the garden to the rear is the garage with a driveway in front, offering off road parking for one vehicle.

Offered to the market with benefit of a range of modern fixtures and fittings throughout, UPVC double glazing and gas central heating and ready to move condition, this property truly must be viewed in order to be fully appreciated.



Entrance Hallway

UPVC double glazed entrance door with flanking windows, engineered wood flooring, stairs leading to the first floor, radiator, built in cloak cupboard and under stairs storage cupboard.

Lounge

15'4" x 11'10" (4.68m x 3.63m)

A carpeted reception room with UPVC double glazed window to the front, contemporary radiator and feature electric fire.

Dining Room

10'11" x 9'6" (3.33m x 2.91m)

With wooden flooring, radiator, spotlights to ceiling, UPVC double glazed sliding doors to the rear and a door to the kitchen.

Kitchen

9'11" x 7'10" (3.04m x 2.39m)

Fitted with a range of modern wall, base and drawers units. work surfaces, sink and drainer unit with mixer tap, integrated dishwasher with microwave, space for a cooker and a fridge freezer, plumbing for a washing machine, contemporary radiator, UPVC double glazed window to the rear, spotlights to ceiling, built in pantry and a UPVC double glazed door to the side.

Downstairs WC

Fitted with a low level WC, wash hand basin, vinyl flooring and UPVC double glazed window to the side.

First Floor Landing

UPVC double glazed window to the side, contemporary radiator, loft hatch with drop down ladder and doors leading into the WC, bathroom and three bedrooms.

Bedroom One

13'7" x 11'10" (4.15m x 3.61m)

A carpeted double bedroom with fitted wardrobes and drawers, spotlights to ceiling, UPVC double glazed window to the front and radiator.

Bedroom Two

11'5" x 10'11" (3.5m x 3.33m)

With laminate flooring, UPVC double glazed window to the rear and radiator.

Bedroom Three

8'8" x 6'11" (2.66m x 2.13m)

With laminate flooring, UPVC double glazed window to the front and radiator.

Bathroom

Comprising an L-Shaped bath with shower over, wall mounted wash hand basin, tiled walls, radiator, UPVC double glazed window to the rear, extractor fan and built in cupboard housing the Baxi Combi boiler.

Separate WC

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

Outside

To the front of the property you will find a lawned garden with resin footpath and gated side access leading to the private and enclosed rear garden which includes a large patio, lawned area, mature trees and shrubs, gravelled borders and fence boundaries. Beyond the garden to the rear is the garage with a driveway in front, offering off road parking for one vehicle.

Garage

With double doors to the front and a pedestrian door 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

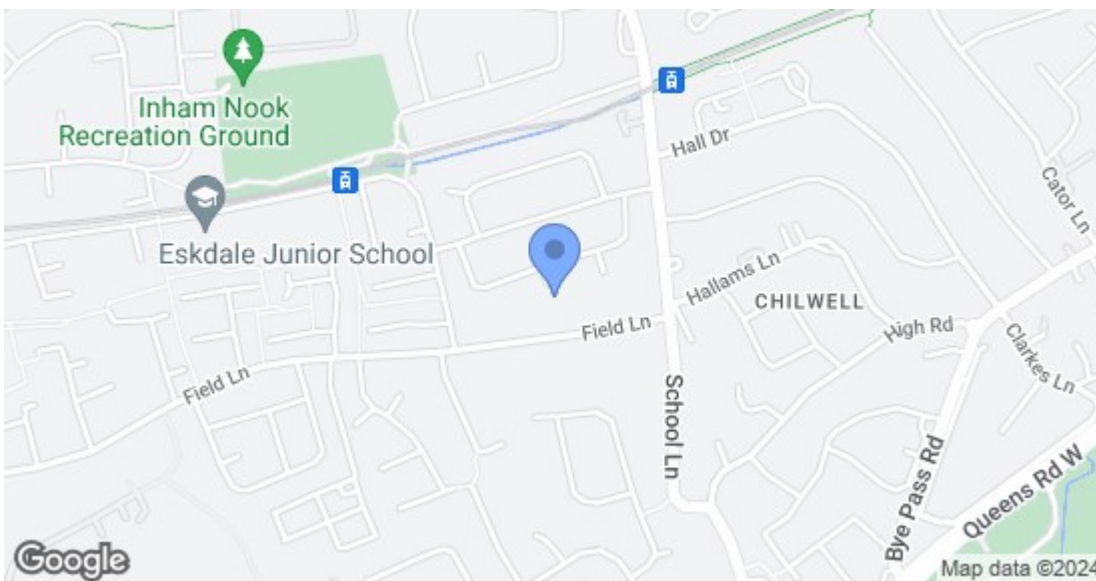
Planning Permissions/Building Regulations: None

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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	85
(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	

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