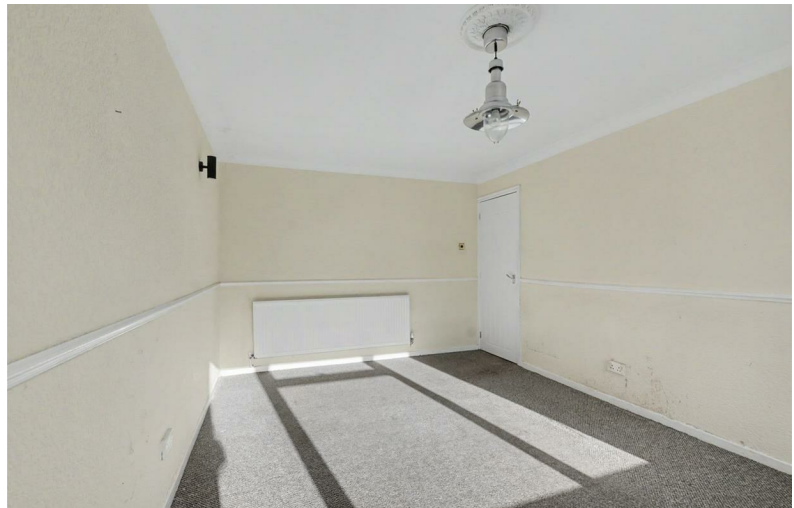




Gregory Court,
Chilwell, Nottingham
NG9 5NJ

£150,000 Freehold



Welcome to Gregory Court, where you will find a charming mid-terrace house that offers a delightful living experience. This property features a well-proportioned reception room, perfect for entertaining guests or enjoying quiet evenings at home. With two comfortable bedrooms, there is ample space for a small family or for those seeking a guest room or home office.

The house includes a well-appointed bathroom, ensuring convenience for daily routines. One of the standout features of this property is the absence of an upward chain, allowing for a smoother and quicker transaction process, which is particularly appealing for prospective buyers.

Situated in a desirable location, Gregory Court provides easy access to local amenities, schools, and transport links, making it an ideal choice for both first-time buyers and those looking to downsize. This property presents a wonderful opportunity to create a warm and inviting home in a friendly community.

Do not miss the chance to view this lovely mid-terrace house, where comfort and convenience await you.



Entrance Hall

UPVC double glazed entrance door, laminate flooring, stairs to the first floor, radiator, UPVC double glazed door to the rear with flanking window and doors to the kitchen and lounge.

Lounge

15'5" x 10'5" (4.7m x 3.18m)

A carpeted reception room with UPVC double glazed window to the rear and radiator.

Kitchen

11'3" x 10'5" (3.45m x 3.18m)

Fitted with a range of wall, base and drawer units, work-surfaces, one-and-a-half bowl sink and drainer unit with mixer tap, integrated electric oven, with inset electric hob above and extractor fan over, laminate flooring, space for fridge freezer, radiator, UPVC double glazed window to the front and two useful storage cupboards.

Bedroom One

13'7" x 10'5" (4.16m x 3.2m)

A carpeted double bedroom with fitted wardrobes, UPVC double glazed window to the rear and radiator.

First Floor Landing

UPVC double glazed window to the rear, built-in storage cupboard and doors to the WC, bathroom and two bedrooms.

Bedroom Two

11'9" x 10'5" (3.6m x 3.2m)

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

Bathroom

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

Separate WC

Fitted with a WC, laminate flooring, radiator and UPVC double glazed window to the front.

Outside

To the front of the property you will find an communal

open lawned space, a gravelled frontage and to the rear there is a private and enclosed garden which includes a decking area, patio and lawn beyond.

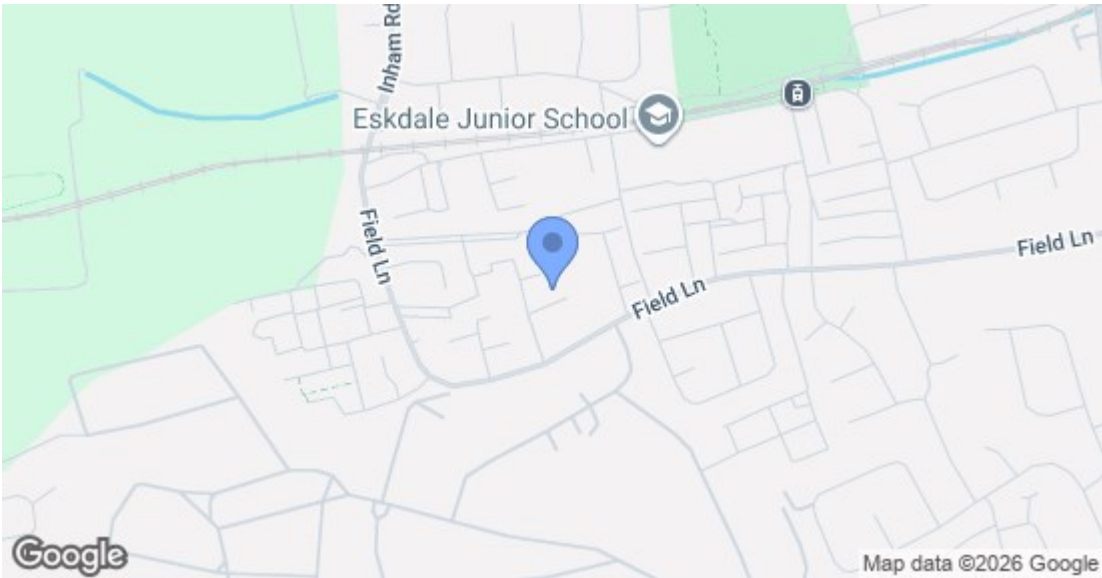




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		69
(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		

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.