

HoldenCopley

PREPARE TO BE MOVED

Chilton Drive, Watnall, Nottinghamshire NG16 IHL

Guide Price £190,000 - £200,000

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WELL-PRESENTED THROUGHOUT...

This meticulously maintained three-bedroom mid-terraced house exudes warmth and charm, offering an idyllic retreat for first-time buyers or small families. From the moment you step inside, you're greeted by an inviting entrance hall, leading to a convenient W/C and a practical utility cupboard, ensuring everyday tasks are a breeze. The ground floor unfolds into a spacious living room seamlessly merging with the dining area, creating an ideal space for entertaining or unwinding with loved ones. A modern fitted kitchen, complete with a pantry cupboard, beckons aspiring chefs to explore their culinary passions. Ascend to the first floor, where three good-sized bedrooms await, serviced by a convenient shower suite. Outside, the property boasts a driveway for two cars, providing ample parking space, while the rear unveils a private enclosed garden featuring a charming patio area ideal, and a brick-built outhouse offering additional storage. Beyond the confines of this inviting abode lie various local amenities, easy commuting links, and the picturesque countryside, ensuring a perfect balance of convenience and tranquility for its lucky occupants.

MUST BE VIEWED





- Mid-Terraced House
- Three Bedrooms
- Open Plan Living & Dining Room
- Modern Fitted Kitchen With Pantry
- Utility & W/C
- Shower Suite
- Driveway For Two Cars
- Well-Maintained Garden With Brick-Built Outhouse
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

12'4" x 9'10" (max) (3.78m x 3.00m (max))

The entrance hall has laminate flooring, a radiator, carpeted stairs, in-built under stair cupboards, a UPVC double-glazed obscure window to the front elevation, and a single composite door providing access into the accommodation.

W/C

3'8" x 3'2" (max) (1.12m x 0.99m (max))

This space has a low level dual flush W/C, a wash basin, tiled splashback, and laminate flooring.

Utility Cupboard

4'1" x 2'10" (1.27m x 0.88m)

This space has laminate flooring, space and plumbing for a washing machine, wall-mounted shelves, and coat hooks.

Living/Dining Room

19'8" x 12'9" (max) (6.01m x 3.91m (max))

The living room has a UPVC double-glazed window to the front elevation, laminate flooring, coving to the ceiling, an arched wall niche, a radiator, a TV point, and open plan to the dining room, which has continued laminate flooring, a radiator, and double French doors opening out to the rear garden.

Kitchen

12'11" x 7'1" (max) (3.96m x 2.16m (max))

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a composite sink and a half with a swan neck mixer tap and drainer, an integrated oven with an electric hob and splashback, space for an under-counter fridge and freezer, a radiator, laminate flooring, a pantry cupboard, recessed spotlights, a UPVC double-glazed window to the rear elevation, and a single UPVC door providing access to the rear garden.

Pantry

2'9" x 2'9" (0.86m x 0.86m)

FIRST FLOOR

Landing

10'0" x 8'7" (max) (3.05m x 2.62m (max))

The landing has carpeted flooring, an in-built airing cupboard, and provides access to the first floor accommodation.

Bedroom One

12'9" x 10'7" (max) (3.91m x 3.23m (max))

The first bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, coving to the ceiling, and a radiator.

Bedroom Two

12'9" x 8'10" (3.89m x 2.70m)

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, coving to the ceiling, and a radiator.

Bedroom Three

10'0" x 7'1" (3.05m x 2.17m)

The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, coving to the ceiling, and a radiator.

Shower Suite

6'8" x 6'4" (max) (2.05m x 1.94m (max))

The shower suite has a low level dual flush W/C, a pedestal wash basin, a walk-in shower enclosure with a mains-fed shower, a chrome heated towel rail, tiled splashback, vinyl flooring, and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway for multiple cars, and courtesy lighting.

Rear

To the rear of the property is a private enclosed garden with a decked seating area, a lawn, a patio area, established trees and plants, a brick-built outhouse, courtesy lighting, and fence panelled boundaries.

Outhouse

6'5" x 6'1" (1.96m x 1.86m)

The outhouse has lighting, power points, a window and a single door into the garden.

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast 1000 Mbps (Highest available download speed)
100 Mbps (Highest available upload speed)

Phone Signal – Most 3G / 4G & some 5G available

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Non-Standard Construction – Yes - Pre-Fabricated

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Broxtowe Borough Council - Band A

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

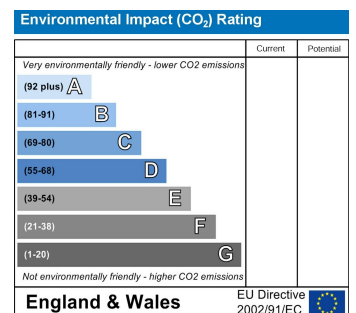
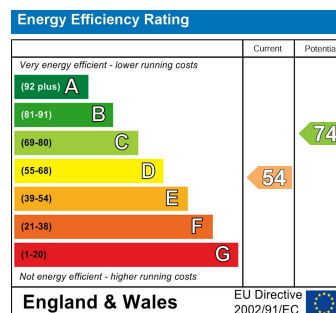
The vendor has advised the following:

Property Tenure is Freehold

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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