



**Cheviot Drive, NOTTINGHAM NG6 7FH**



welcome to

## Cheviot Drive, NOTTINGHAM

- Semi Detached House
- Three Bedrooms
- Lounge & Dining Room
- Gas Central Heating and uPVC Double Glazing
- Council Tax Band B

Tenure: Freehold EPC Rating: D

offers in the region of

**£188,000**

**view this property online** [williamhbrown.co.uk/Property/BUL110073](http://williamhbrown.co.uk/Property/BUL110073)



**Property Ref:**

BUL110073 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

### Entrance Hall

With uPVC double glazed front door, laminate flooring, a wall mounted radiator, staircase ahead and internal double doors leading to the lounge.

### Lounge

13' 2" x 12' 4" ( 4.01m x 3.76m )  
A spacious living room with a uPVC double glazed window to the front aspect, laminate flooring, feature fireplace, fire and surround, TV and power points, storage cupboard, a wall mounted radiator and archway leading through to the dining room.

### Dining Room

10' 9" x 8' ( 3.28m x 2.44m )  
With uPVC double glazed French doors to the rear aspect, continued laminate flooring from the lounge, a wall mounted radiator, space for a dining table and chairs and a door to the kitchen.

### Kitchen

11' 4" x 7' 4" ( 3.45m x 2.24m )  
With a uPVC double window to the side and rear aspect, tiled flooring and walls, fitted wall and base units, integrated oven, gas hob and extractor fan above, a wall mounted boiler, space for a washing machine and fridge freezer and uPVC double glazed door to rear aspect leading to the garden.

### Landing

With uPVC double glazed window to the side aspect, carpet flooring, access to the loft and doors to all first-floor accommodation.

### Bedroom One

13' 5" x 8' 9" ( 4.09m x 2.67m )  
A spacious double bedroom with uPVC double glazed window to the front aspect, carpet flooring and a wall mounted radiator.

### Bedroom Two

9' 3" x 9' ( 2.82m x 2.74m )  
A double bedroom with uPVC double glazed window to the rear aspect, carpet flooring, built-in storage cupboard and a wall mounted radiator.

### Bedroom Three

9' 7" x 6' 4" ( 2.92m x 1.93m )  
A single bedroom with uPVC double glazed window to the front aspect, carpet flooring, a built-in storage cupboard and a wall mounted radiator.

### Bathroom

With uPVC double glazed privacy window to the rear aspect, laminate flooring and tiled walls, panelled bath with shower above, WC, pedestal wash basin and a wall mounted radiator.

### Outside

To the front is an enclosed garden laid to lawn with gravel and shrub borders and a driveway providing for off street parking for multiple cars, which leads to the garage at the rear of the property. To the rear a private enclosed property, laid to lawn, a paved patio ideal for outdoor dining and access to the garage.

### Garage

With an up and over main entrance door providing under-cover parking or outdoor storage and a door to the rear aspect for further access.



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