



**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

**£180,000**

### 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.



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



#### Property Ref:

BUL110073 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.



william h brown



**0115 9753817**



[bulwell@williamhbrown.co.uk](mailto:bulwell@williamhbrown.co.uk)



263 Main Street, Bulwell, NOTTINGHAM,  
Nottinghamshire, NG6 8EZ



[williamhbrown.co.uk](http://williamhbrown.co.uk)