



Inham Road,  
Chilwell, Nottingham  
NG9 4HX

**£250,000 Freehold**





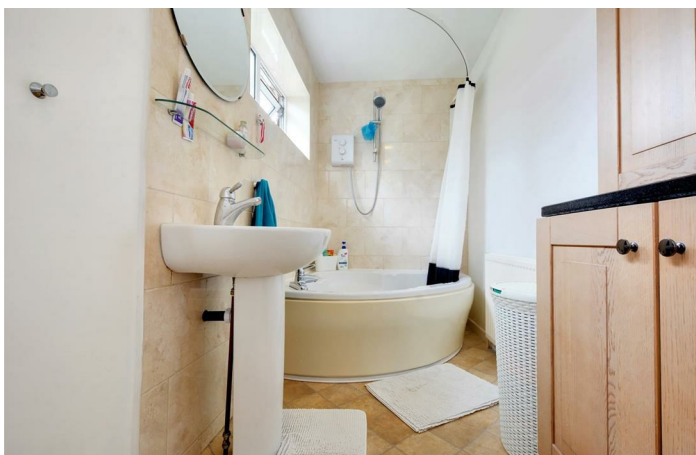
A WELL PRESENTED, 1950'S BUILT THREE BEDROOM MID TERRACE HOUSE.

Offering a bright and spacious interior, this well proportioned property has been upgraded and well maintained by the current vendor and now offers a ready to move in to home with modern fixtures and fittings throughout.

In brief the appealing interior comprises of an entrance hall, open plan kitchen diner and through lounge to the ground floor. Rising to the first floor are three good size bedrooms, w.c. and bathroom.

Outside the property occupies a good size plot with a primarily lawned garden to the front with gravel and paving and to the rear the property has an enclosed and generous garden with patio, lawn and further gravel area.

Occupying an elevated position, well placed for a wide range of local amenities including Eskdale School, a range of local shops, doctors, dentist and excellent transport links such as the A52 and the NET tram. This excellent property will provide a great family home but will appeal to a wide variety of potential purchaser.



### Entrance Hall

Composite double glazed entrance door, radiator, tiled flooring, stairs to the first floor landing.

### Kitchen Diner

19'5" x 12'5" max overall (5.94m x 3.79m max overall)  
Fitted wall and base units, work surfaces with tiled splashbacks, 1½ bowl sink with mixer tap, inset electric hob with air filter above and electric oven below, plumbing for a washing machine, UPVC double glazed windows to both the front and rear, tiled flooring, UPVC double glazed door to the exterior, radiator and useful understairs cupboard.

### Lounge

19'5" x 10'3" approx (5.93m x 3.14m approx)  
UPVC double glazed windows to both the front and rear and a radiator.

### First Floor Landing

With loft hatch and doors to:

### Bedroom 1

14'2" x 9'1" plus door recess (4.34m x 2.79m plus door recess)  
UPVC double glazed window and a radiator.

### Bedroom 2

10'7" x 9'1" approx (3.24m x 2.79m approx)  
UPVC double glazed window and a radiator.

### Bedroom 3

9'11" x 7'6" approx (3.03m x 2.31m approx)  
UPVC double glazed window and a radiator.

### Bathroom

12'5" x 4'9" approx (3.79m x 1.46m approx)  
Low flush w.c., pedestal wash hand basin, corner bath with Triton shower over, part tiled walls, radiator, two UPVC double glazed windows and an extractor fan.

### Separate w.c.

With a low flush w.c. and a UPVC double glazed window.

### Outside

To the front the property sits on an elevated plot with a

lawn, further gravel area and block paving. To the rear the property has a private and enclosed garden with patio, lawn and further gravel area with timber shed.

### Directional Note

Leave Beeston on Wollaton Road turning left immediately after Willoughbys Garage into Broughton Street becoming Park Street and Bramcote Avenue, Chilwell. At the junction turn left onto Bramcote Lane and first right onto Inham Road. Follow the road along where the property can be found on the right hand side, clearly identified by our For Sale Board.

### Council Tax

Broxtowe Borough Council Band A

### Additional Information

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

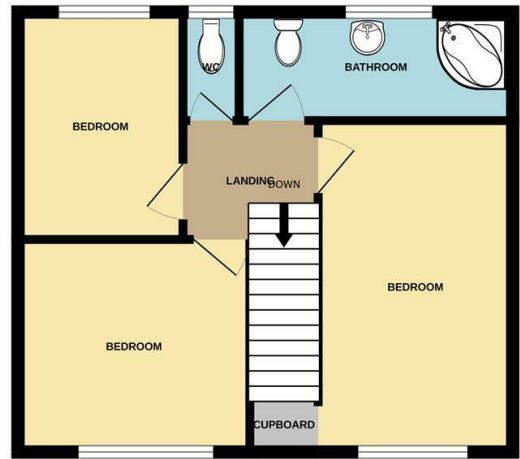
Has the Property Flooded?: No



GROUND FLOOR



1ST FLOOR



116 INHAM RD, BEESTON, NOTTINGHAM NG9 4HX

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.