



- GUIDE PRICE £150,000 to £160,000
- 3 bedroom semi-detached house
- EXCELLENT INVESTMENT OPPORTUNITY
- NO ONWARD CHAIN
- Gas central heating system and combi boiler (in warranty)
- Spacious lounge and kitchen
- Bathroom with shower enclosure
- 2 Doubles and 1 single bedroom
- Excellent public transport links to Nottingham City, Arnold and Bulwell Town Centres
- EPC Rating =

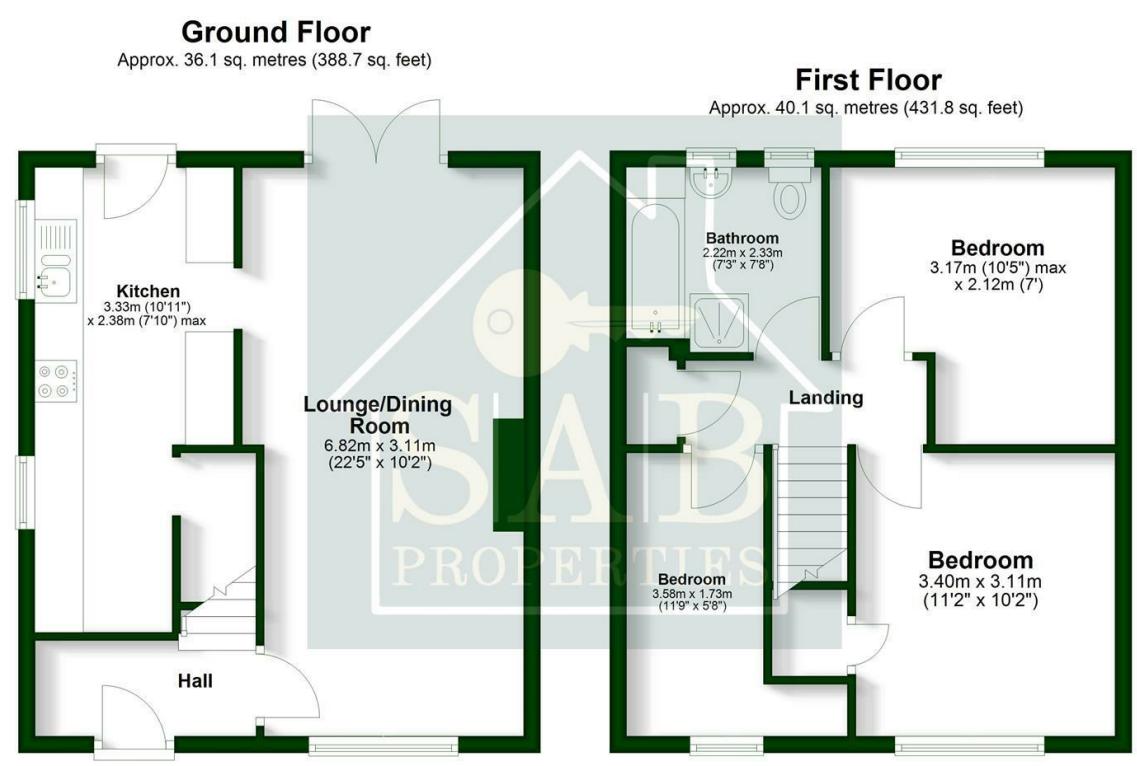
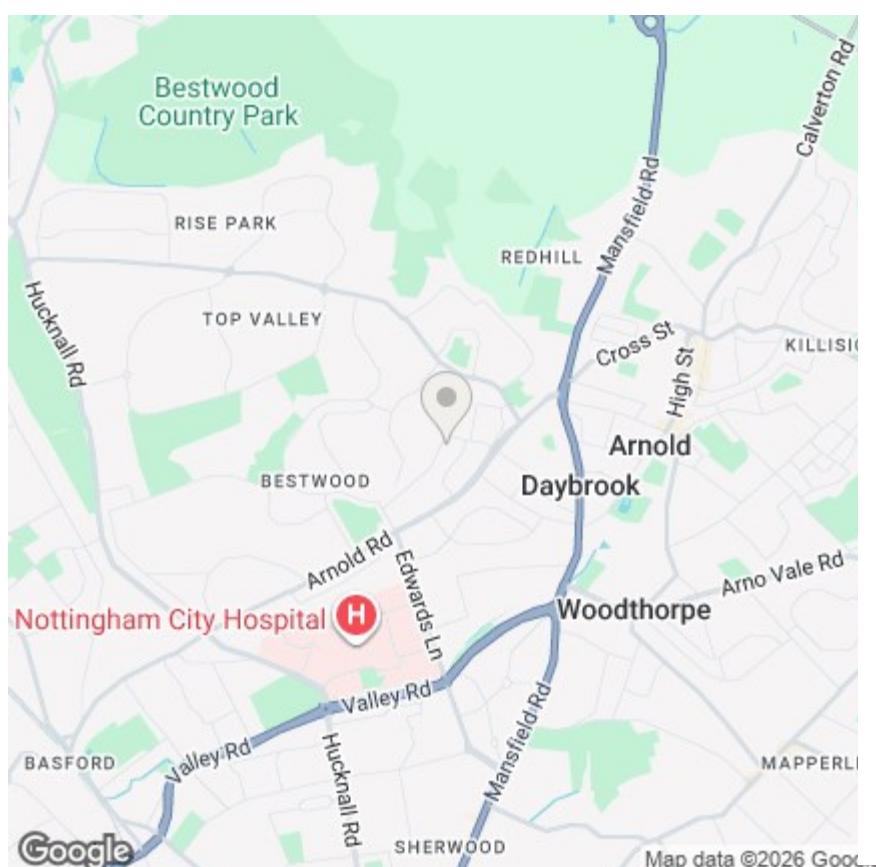
SAB Properties are pleased to offer this 3 bedroom house, with the benefit of no onward chain. Bursting with potential and would make the perfect purchase for any buyer looking to put their own stamp on a property.

Situated in a popular and convenient location, the property benefits from being within close proximity to a range of local amenities including shops, excellent transport links, sought-after schools and much more.

This property is being sold with no upward chain, offering a fantastic opportunity for investors or anyone looking for a renovation project.

## Chippenham Road, Nottingham

**Guide price £150,000**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(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 <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			
England & Wales		EU Directive 2002/91/EC	



### Description

To the ground floor, the property comprises an entrance hall leading into the lounge, with UPVC window to the front and French doors to the rear, kitchen leading off. The first floor hosts two spacious double bedrooms along with a third single bedroom, and bathroom with bath and separate shower enclosure. To the front is a mature garden with a driveway providing off-street parking. To the rear is a generous garden mainly laid to lawn with patio area, handy storage shed and enclosed with hedging and fence panelled boundaries.

### Lounge

Located overlooking the front and leading through to the rear, laminate wood-effect flooring. Original gas fire, UPVC double-glazed window to allow ample natural light, wall mounted radiators, TV & telephone points and ample plug sockets.

### Kitchen

Located to the rear overlooking the garden. With a good selection of wall and base units and roll edged worktop with ample plug sockets. 1 ½ sink and drainer with flexi mixer tap. Complimentary ceramic tiling to walls and floor. Integrated electric oven, gas hob with overhead extractor hood. Plumbing for washing machine and dishwasher. Wall mounted radiator.

### Bedroom 1

Located to the front, with built in storage cupboard. UPVC window, wall mounted radiator and ample plug sockets. This room will easily accommodate a double bed and a selection of bedroom furniture.

### Bedroom 2

Located to the rear, wall mounted radiator and ample plug sockets. This room will easily accommodate a double bed and a selection of bedroom furniture.

### Bedroom 3

Located to the front, wall mounted radiator and ample plug sockets. This room will easily accommodate a single bed and a selection of bedroom furniture.

### Bathroom

Suite comprising of bath, glass shower enclosure with electric shower. Stainless taps, low level WC and pedestal wash basin with stainless mixer tap. Complimentary tiling to walls. Wall mounted radiator.

### Tenure

Freehold

Vacant possession on completion of sale

### Additional Information

Electricity – Mains supply  
Water – Mains supply  
Heating – Gas central heating  
Septic Tank – No  
Broadband – BT, Sky, Virgin  
Broadband Speed - Standard 45mbps Superfast 75mbps Ultrafast 1800mbps  
Phone Signal – 02, EE, Three, Vodafone  
Sewage – Mains supply  
Flood Risk – No flooding in the past 5 years  
Flood Defences – No  
Non-Standard Construction – No  
Any Legal Restrictions – No  
Other Material Issues – No

Council Tax – Nottingham City Council Band A

Flood Risk – No flooding in the past 5 years

### Outside

To the front is a off-road parking for 1 vehicle and laid to lawn, with slabbed pathway leading to front door and pathway to the side elevation leading to the rear garden access.

To the rear is an enclosed garden with fence panels, slabbed patio and lawn. Handy storage shed.