



Wheatgrass Road, Chilwell, NG9 4JN
Offers In Excess Of £200,000 Freehold



Wheatgrass Road, Chilwell

4 Bedrooms, 1 Bathroom

Offers In Excess Of £200,000

- Four Bedroom Mid Terrace House
- No Onward Chain
- Ideal First Time Purchase or Buy To Let
- Large, Enclosed Rear Garden
- Dual Aspect Lounge/Diner
- Close To NET Tram Network
- On Road Parking

Being offered to the market with no onward chain this four bedroom mid terrace property stands in an excellent location within easy reach of the NET Tram Network and suiting a wide range of buyers. The accommodation comprises of an entrance hall leading through to a dual aspect lounge/diner, fitted kitchen and a further well proportioned hallway which would also make for an ideal study or potential kitchen extension. To the first floor there are four bedrooms and a



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

fitted bathroom. Externally, the property offers a large, enclosed rear garden and on road parking is available to the front.

HALLWAY 6' 1" x 5' 2" (1.85m x 1.57m) Accessed via an external uPVC door with window to the front elevation, wood effect floor covering, wall mounted radiator, stairs rising to the first floor and ceiling light.

LOUNGE/DINER 19' 6" x 10' 8" (5.94m x 3.25m) With wood effect laminate flooring, dual aspect uPVC double glazed windows to the front and rear elevations, two wall mounted radiators and two ceiling lights.

KITCHEN 8' 7" x 5' 5" (2.62m x 1.65m) With a range of high and low level units with a rolled edge worktop over incorporating a stainless steel sink and drainer, splash back tiling, cooker point, washing machine plumbing, tiled flooring, uPVC double glazed window and door to the rear garden and ceiling light.

LOBBY/STUDY 8' 7" x 5' 5" (2.62m x 1.65m) The inner lobby provides a useful area ideal for additional storage or a potential study or kitchen extension with wood effect laminate flooring, external door to the front and ceiling light.

LANDING With fitted carpet, loft hatch and ceiling light.

MASTER BEDROOM 11' x 9' 6" (3.35m x 2.9m) With fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light.

BEDROOM TWO 10' 9" x 9' 2" (3.28m x 2.79m) With fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator, over stairs storage cupboard housing the boiler and ceiling light.

BEDROOM THREE 10' 2" x 7' 10" (3.1m x 2.39m) With fitted carpet, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

BEDROOM FOUR 8' 6" x 6' 6" (2.59m x 1.98m) With

fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light.

SHOWER ROOM Comprising of a corner shower enclosure with a mains fed mixer bar shower, low flush w.c., pedestal wash hand basin, vinyl floor covering, wall tiling, two opaque uPVC double glazed windows to the rear elevation and fitted ceiling spotlights.

EXTERNAL The property enjoys a large and enclosed rear garden which is mainly laid to lawn with a paved patio area and fenced boundary. The front garden is paved with a fenced boundary and outhouse store.









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