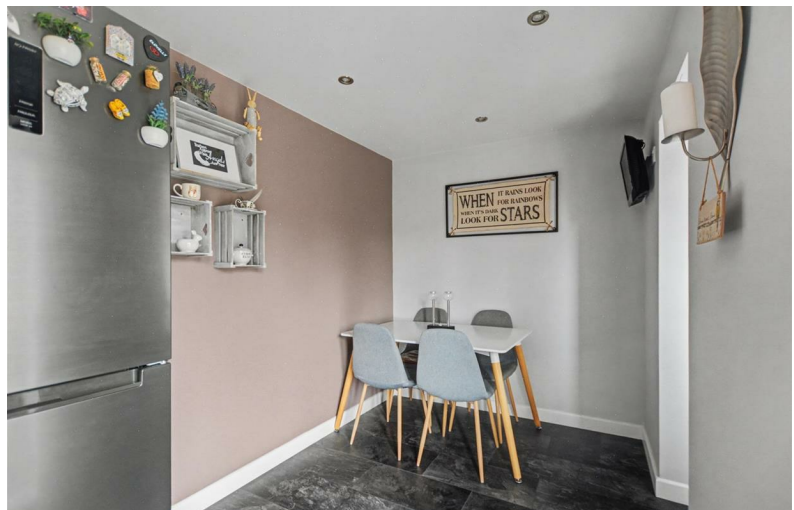


Robert Ellis

look no further...



Mottram Road,
Chilwell, Nottingham
NG9 4FW

£230,000 Freehold

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Situated on Mottram Road in the desirable area of Chilwell, this semi-detached house presents an excellent opportunity for first time buyers and professionals alike. With its inviting façade and well-maintained exterior, this property boasts a warm and welcoming atmosphere.

Inside, you will find lounge and kitchen diner, perfect for entertaining guests or enjoying quiet family evenings. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy lounge or a formal dining area. The natural light that floods through the windows enhances the inviting ambiance throughout the home.

The property features three well-proportioned bedrooms, providing ample space for rest and relaxation. Each room offers a comfortable retreat, ideal for unwinding after a long day.

Completing this delightful home is a well-appointed shower room ensuring convenience for all residents. The semi-detached nature of the property allows for a sense of community while still providing the privacy that many seek in a home.

Situated in Chilwell, this property benefits from a range of local amenities, including shops, schools, and parks, making it an ideal location for families. The area is well-connected to Nottingham city centre, offering easy access to a variety of cultural and recreational activities.

In summary, this semi-detached house on Mottram Road is a wonderful opportunity for those seeking a comfortable and spacious home in a vibrant community. With its appealing features and prime location, it is sure to attract interest from a variety of potential buyers or renters.



Entrance Hall

UPVC double glazed entrance door with flanking window, radiator, stairs to the first floor and door to the lounge.

Lounge

15'3" x 12'4" (4.66m x 3.76m)

A carpeted reception room with UPVC double glazed window to the front, radiator, and door to the kitchen diner.

Kitchen Diner

15'6" reducing to 5'10" x 11'8" reducing to 6'8" (4.74m reducing to 1.78m x 3.56m reducing to 2.05m)

Fitted with a range of modern wall, base and drawer units, work surfaces, one and a half bowl sink and drainer unit with mixer tap, integrated electric oven with gas hob and extractor fan over, space for a fridge freezer, spotlights, laminate flooring, UPVC double glazed French doors to the rear and an opening into the rear hallway.

Rear Hallway

Plumbing for a washing machine, UPVC double glazed window to the side, built-in storage cupboard housing the combination boiler, and door to the shower room.

Shower Room

Incorporating a three-piece suite comprising: large shower, wash-hand basin, WC, laminate flooring, tiled splashbacks, radiator, heated towel rail, UPVC double glazed window to the side, spotlights and extractor fan.

First Floor Landing

With UPVC double glazed window to the side, loft hatch with drop-down ladder leading to a boarded loft space and doors to the three bedrooms.

Bedroom One

12'6" x 10'4" (3.83m x 3.17m)

A carpeted double bedroom with UPVC double glazed window to the front, and radiator.

Bedroom Two

12'4" x 7'8" (3.78m x 2.35m)

A carpeted double bedroom with UPVC double glazed window to the rear and radiator.

Bedroom Three

9'2" x 7'11" (2.8m x 2.42m)

A carpeted bedroom with UPVC double glazed window to the rear and radiator.

Outside

Outside you will find a gravelled front garden with gated side access leading to the private and enclosed low-maintenance rear garden which includes a paved patio with a gravelled and decking area beyond, and fence boundaries.

Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

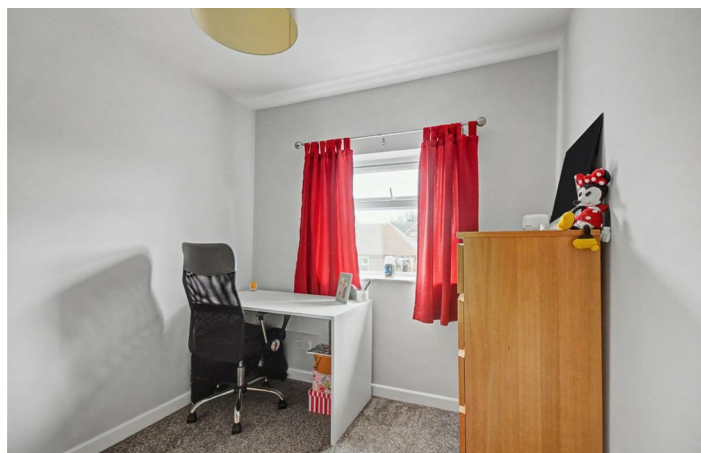
Accessibility/Adaptions: None

Does the property have spray foam in the loft?: No

Has the Property Flooded?: No

Disclaimer:

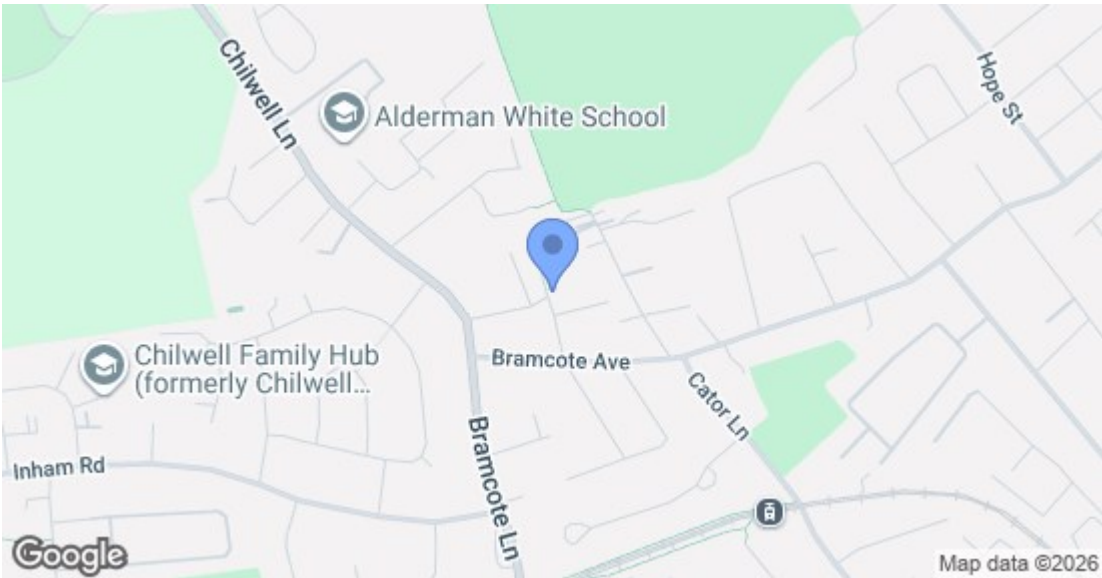
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GROUND FLOOR

1ST FLOOR



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		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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