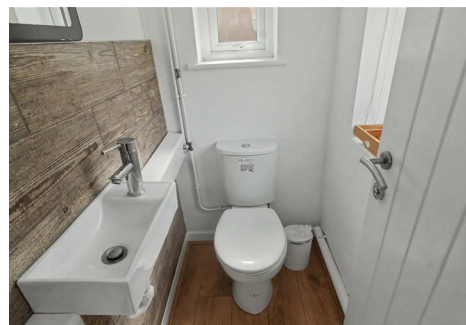




47 Gwenbrook Avenue, Chilwell, Nottingham, NG9 4BA

£1,250 PCM

- 3 Bedrooms
- Small Garden
- Sorry, No Smokers
- Unfurnished Property
- Driveway Parking Available
- Detached House
- Children Welcome
- Chilwell

47 Gwenbrook Avenue, Nottingham NG9 4BA

Newly Refurbished Three-Bedroom Detached Property Available Now

This superb three-bedroom detached home has recently undergone refurbishment and is presented in excellent condition throughout, featuring fresh décor and brand-new carpets.

The property offers an entrance hallway, a bright and spacious dual-aspect lounge/diner, a stylish contemporary kitchen complete with hob and oven, and a handy ground floor WC. Upstairs, there are three bedrooms and a modern shower room finished to a high standard.

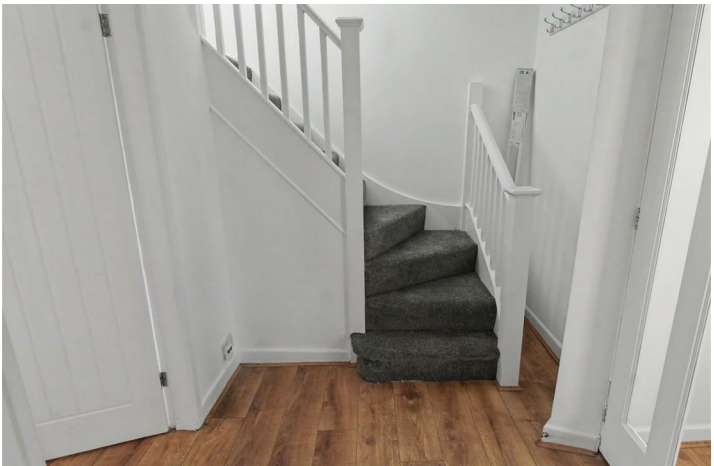
Further benefits include gas central heating, full uPVC double glazing and generous driveway parking.

To the front of the property is a lawned garden and to the rear is a low maintenance decked area.

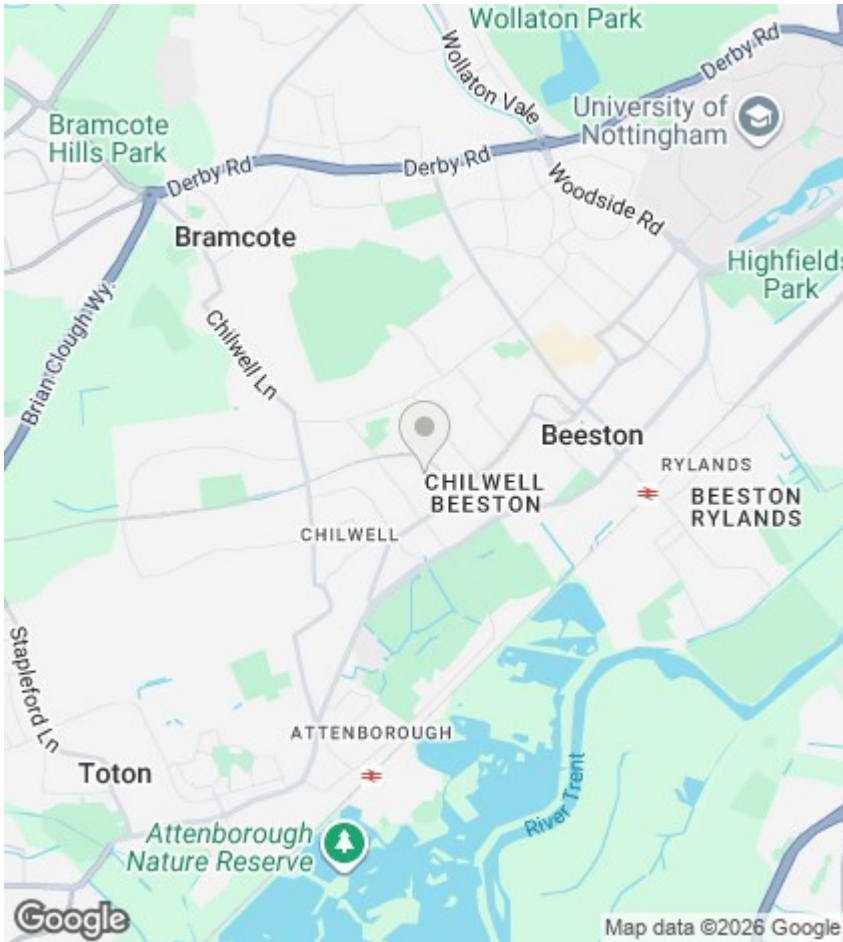
Ideally situated close to local schools, the Queen's Medical Centre and excellent transport links into Nottingham and surrounding areas



Council Tax Band: C







Directions

Viewings

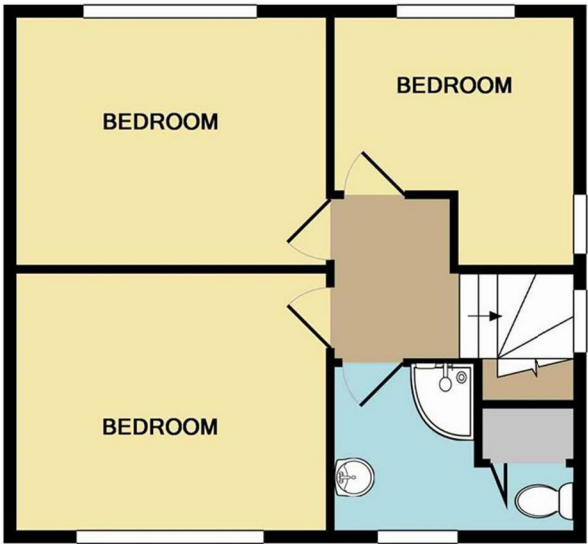
Viewings by arrangement only. Call 0115 9229090 to make an appointment.

EPC Rating:
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	83
(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	



GROUND FLOOR
APPROX. FLOOR
AREA 465 SQ.FT.
(43.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 431 SQ.FT.
(40.0 SQ.M.)

47 GWENBROOK AVENUE, CHILWELL
TOTAL APPROX. FLOOR AREA 895 SQ.FT. (83.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.