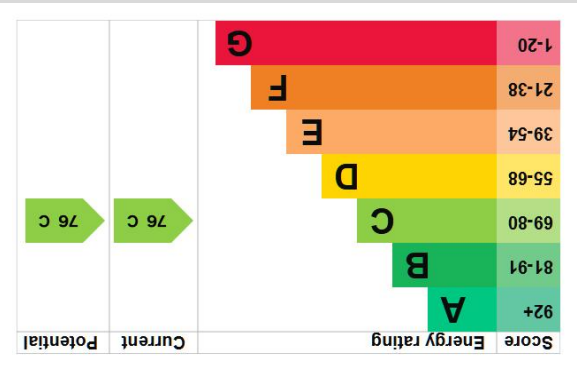
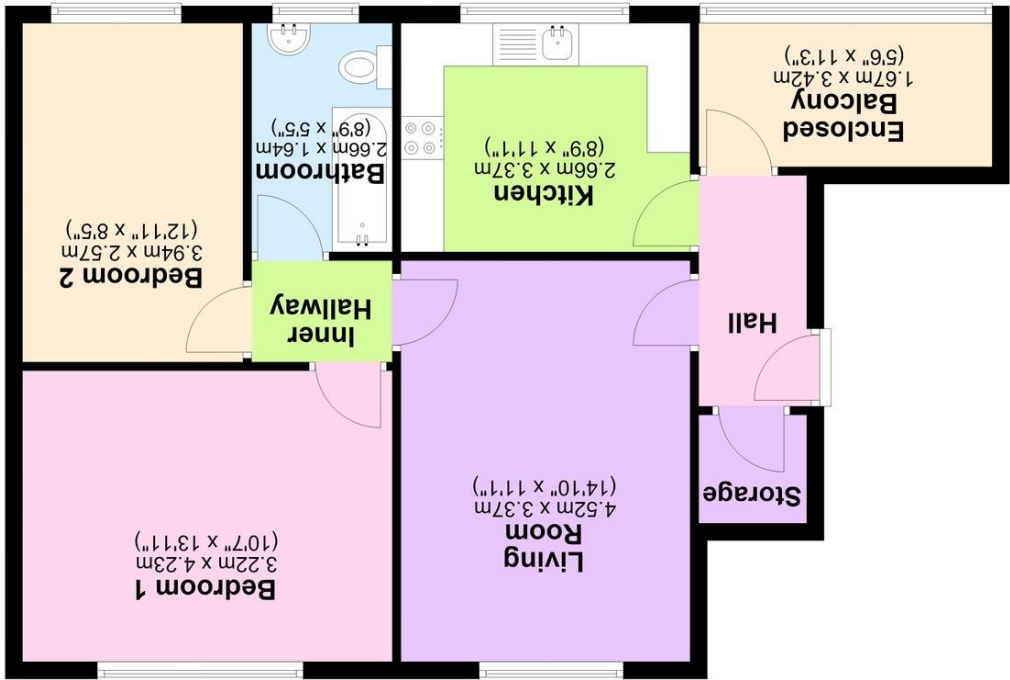




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ESTATE AGENTS, VALUERS AND AUCTIONEERS

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31D Great Hoggett Drive, Chilwell, NOTTINGHAM, NG9 4HP

Asking Price Of £144,950



Two bedroom first floor flat located in Chilwell, Nottingham

For sale with no upwards chain and vacant possession, a two double bedroom first floor leasehold flat ideally located in the popular residential area of Chilwell.

Property Description

For Sale with Vacant Possession & No Upward Chain, a well-presented two double-bedroom first-floor flat, ideally located in the popular area of Chilwell.

The property is considered to be in excellent condition throughout and benefits from its own private rear garden, providing a fantastic outdoor space for entertaining, relaxing or enjoying the warmer months. It also features an additional indoor balcony area, offering a versatile space that could be used in a variety of ways to suit the new owner's needs.

An excellent opportunity for first-time buyers, investors or those looking for a well-maintained property in a popular location, with the added benefit of vacant possession and no upward chain.

Situated in this popular and convenient residential location, ideally located for a range of shops and amenities, including schools, transport links, playing fields and the A52 and M1.



KITCHEN: 11' 0" x 8' 8" (3.37m x 2.66m) Double glazed uPVC window to the front, under and over counter storage cupboards, electric oven, gas hob with electric extractor fan, space for fridge freezer, plumbing and space for washing machine, radiator and tiled flooring.

LIVING ROOM: 14' 9" x 11' 4" (4.52m x 3.47m) Double glazed uPVC window to the rear, carpet, radiator and electric fire.

BEDROOM ONE: 10' 6" x 13' 10" (3.22m x 4.23m) Double glazed uPVC window to the rear, carpet, radiator, built in wardrobes.

BEDROOM TWO: 8' 5" x 12' 11" (2.57m x 3.94m) Double glazed uPVC window to the front, carpet and radiator.

BATHROOM: 8' 5" x 5' 4" (2.58m x 1.64m) Double glazed uPVC window to the front, fitted suite comprising panelled bath with shower over, wash hand basin, WC, towel radiator and lino flooring.

ENCLOSED BALCONY: 5' 5" x 11' 2" (1.67m x 3.42m) Double glazed uPVC window to the front, carpet and radiator.

OUTSIDE: To the front of the property is a shared garden area, with pathway leading up to the main entrance area of the property and stairs to the first floor. The privately owned rear garden has access from the main stairwell through to a separate garden through a gate into a good sized lawn area.

TENURE: Leasehold - Ground rent and service charge is £10 per annum.
An extended lease has been previously purchased with 175 years remaining.

VIEWINGS: Strictly by appointment only via Wallace Jones estate agents.

