



2 Bedrooms

House

£950

Located in

Nottingham



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22 Chelmsford Road

Nottingham | | NG7 7EJ



New to the market! This two-bedroom semi-detached home situated in a popular residential area of Nottingham, offering spacious and versatile accommodation ideal for first-time buyers, young professionals, couples or investors alike. This attractive property combines modern living with a warm and welcoming atmosphere throughout and benefits from excellent transport links, local amenities and reputable schools nearby.

Upon entering the property, you are welcomed into a bright entrance hallway leading through to a generously sized living room featuring large windows that allow an abundance of natural light to flow through the space, creating a comfortable and relaxing environment perfect for both everyday living and entertaining guests. The modern fitted kitchen is positioned to the rear of the property and offers a range of wall and base units with ample worktop space, integrated appliances and room for dining, with direct access out to the rear garden.

To the first floor, the property offers two well-proportioned bedrooms, both tastefully decorated and providing excellent accommodation. The principal bedroom is particularly spacious and benefits from built-in storage, while the second bedroom offers flexibility for use as a guest room, nursery or home office. Completing the accommodation is a contemporary family bathroom fitted with a modern three-piece suite including bath with shower over, wash basin and WC.

Externally, the property enjoys a private enclosed rear garden mainly laid to lawn with a patio seating area, ideal for outdoor dining and summer entertaining. To the front, there is off-road parking and a neat frontage enhancing the property's kerb appeal.

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Council Tax Band

Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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