

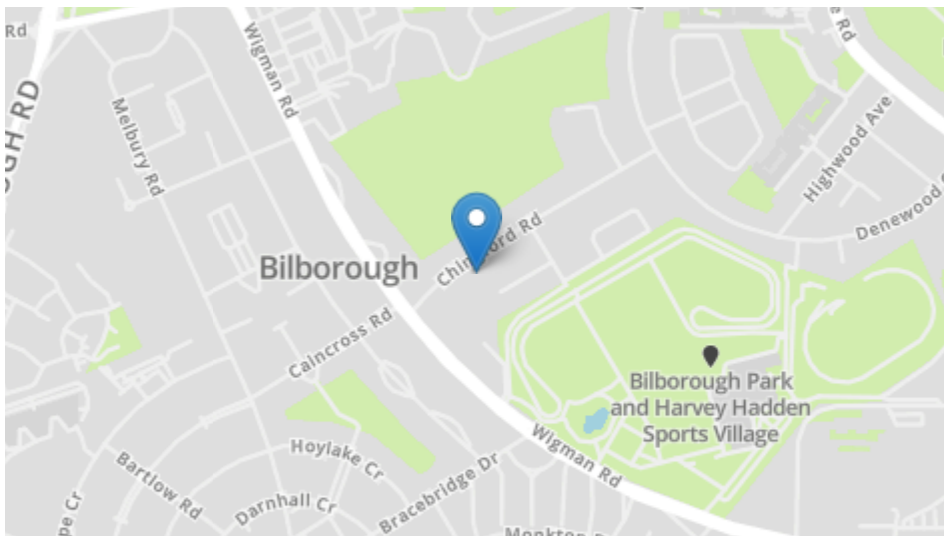
Chingford Road, NG8 3BS

£240,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Extended Semi Detached Family Home
- 3 Bedrooms
- 2 Reception Rooms
- Modern Fitted Kitchen
- Downstairs WC & Utility Room
- Generous Off Road Parking
- South East Facing Rear Garden
- Excellent Road & Public Transport Links
- Ease of Access to Nottingham City Centre

Our Seller says....

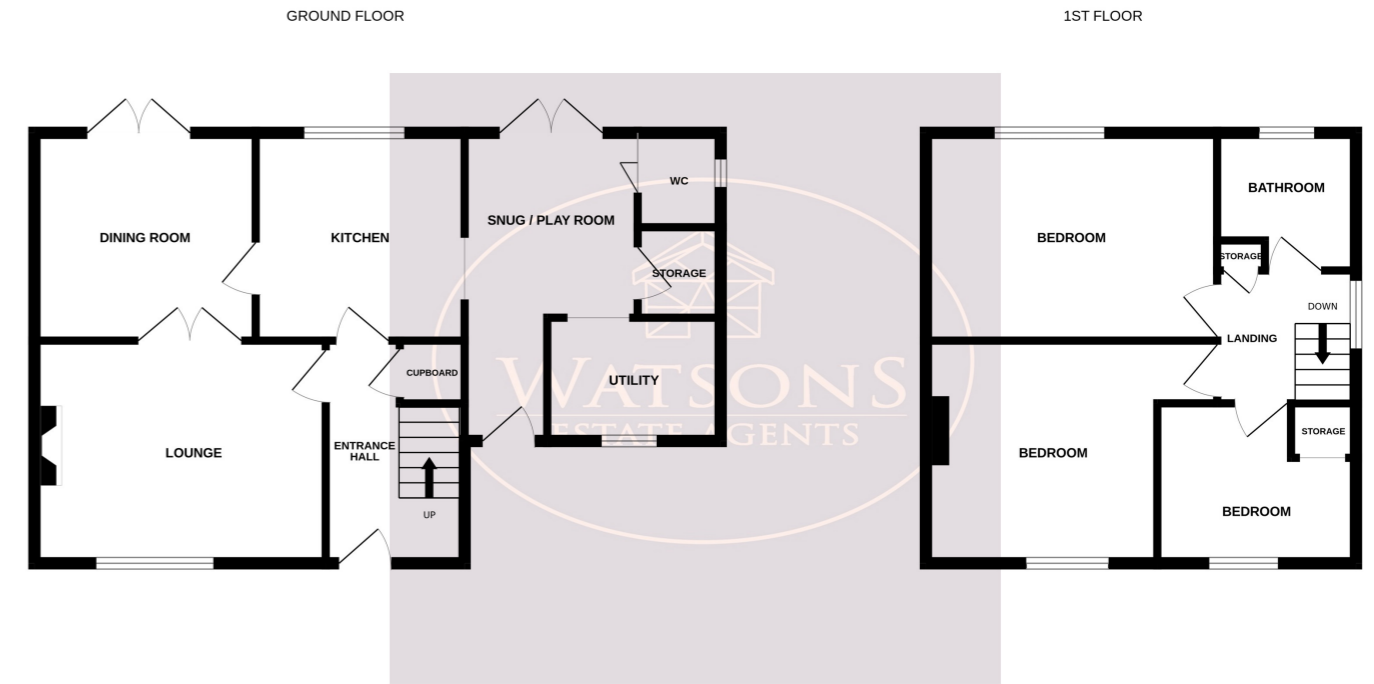
want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 28425182

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY
 www.watsons-residential.co.uk

0115 938 5577
 8am-8pm - 7days



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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*** SUPERB SEMI *** Whether you are a first time buyer, down-sizing, or buying for investment, look no further than this superb 3 bed semi in the ever popular area of Bilborough on the outskirts of Nottingham City Centre. It will tick a lot of boxes for families, especially with such favoured school catchments. In brief, the well presented accommodation comprises: entrance hall, lounge, dining room, kitchen, snug, utility room and downstairs wc completing the ground floor. Upstairs, the landing leads to 3 good size bedrooms and the family bathroom. Outside, there is generous off street parking to the front and a great south east-facing lawned rear. The property also benefits from solar panels (owned) to provide discounted utility bills (more information on request). There are shops & amenities nearby, as well as an excellent bus service Nottingham City Centre is only a 10 minute commute. The Harvey Hadden Leisure facility is also within walking distance. We highly recommend viewing this one to fully appreciate the quality and space. Call our friendly team now to arrange a convenient time.

First Floor

Entrance Hall

3.26m x 2.02m (10' 8" x 6' 8") UPVC double glazed entrance door, stairs to the first, tiled flooring, ceiling coving. Wooden doors to the lounge and kitchen

Lounge

4.26m x 3.25m (14' 0" x 10' 8") UPVC double glazed window to the front, ceiling coving, radiator, feature fireplace with decorative surround and French doors to the dining room.

Dining Room

3.22m x 3.04m (10' 7" x 10' 0") Ceiling coving, radiator. French doors to the rear garden and door to the kitchen.

Kitchen

3.08m x 3.03m (10' 1" x 9' 11") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit. Integrated oven, grill and 5 ring gas hob with extractor over. Plumbing for dishwasher, wall mounted Worcester Bosch combination boiler, tiled flooring, ceiling coving. UPVC double glazed window to the rear and open to the snug.

Snug

2.69m x 2.53m (8' 10" x 8' 4") Tiled flooring, wooden door to the storage cupboard. Radiator, UPVC double glazed door to the front. Open to the utility room and wooden door to the WC.

Utility Room

2.54m x 1.81m (8' 4" x 5' 11") A range of matching wall & base units. Plumbing for washing machine & tumble dryer. Plumbing and wiring for an American style fridge freezer, tiled flooring, ceiling spotlights, extractor fan and uPVC double glazed window to the front.

WC

1.24m x 0.96m (4' 1" x 3' 2") 2 piece suite in white comprising WC, wall mounted sink. Tiled flooring, uPVC double glazed window to the side.

First Floor

Landing

2.29m x 2.09m (7' 6" x 6' 10") UPVC double glazed window to the side, storage cupboard, ceiling coving, access to the attic and doors to all bedrooms and bathroom.

Bedroom 1

4.17m x 3.15m (13' 8" x 10' 4") UPVC double glazed window to the rear, radiator and ceiling coving.

Bedroom 2

3.09m x 2.65m (10' 2" x 8' 8") UPVC double glazed window to the front, ceiling coving, radiator and wood effect laminate flooring.

Bedroom 3

2.92m x 2.3m (9' 7" x 7' 7") UPVC double glazed window to the front, radiator, ceiling coving and storage cupboard.

Bathroom

2.27m x 1.65m (7' 5" x 5' 5") 3 piece suite in white comprising WC, pedestal sink unit and bath with electric shower over. Heated towel rail, ceiling coving, ceiling spotlights and obscured uPVC double glazed window to the rear.

Outside

To the front of the property is a turfed lawn and generous block paved driveway providing off road parking. Other features include an electric car charging point. The South East facing rear garden comprises a turfed lawn, paved patio seating area, outdoor lighting, access to the garage offering further storage space and is enclosed by timber fencing to the perimeter with gated access to the side.