



**Wilkinson Close, Chilwell, Nottingham, NG9 6RL**  
£130,000 Leasehold

  
**MARTIN&CO**



# Wilkinson Close, Chilwell

1 Bedroom, 1 Bathroom

£130,000

- One Bedroom Ground Floor Maisonette
- Open Plan Living
- Well Proportioned, Enclosed Private Garden
- Driveway & Single Garage
- Cul-De-Sac Setting
- Excellent Location - Close To Amenities
- Ideal FTB or BTL

Suited buy to let investors, first time buyers and downsizers alike, this charming one bedroom ground floor maisonette is peacefully tucked away in the corner of this cul-de-sac setting. Affording an open plan living space, double bedroom and modern fitted bathroom the property also benefits from a good sized, enclosed private garden, driveway and single garage. Being offered to the market with no onward chain, early viewing is strongly recommended.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**OPEN PLAN LIVING/DINING/KITCHEN 15' 8" x 15' 2"** (4.78m x 4.62m) The living space is accessed via an external door with fitted carpet, wall mounted radiator, uPVC double glazed French doors to the rear garden and two ceiling lights. The fitted kitchen has a range of fitted high and low level units with a rolled edge worktop over incorporating a stainless steel sink and drainer, integrated electric oven, inset gas hob with extractor hood over, washing machine plumbing, vinyl flooring, uPVC double glazed window to the rear elevation and ceiling light.

**HALL** With fitted carpet, airing cupboard and ceiling light.

**BEDROOM 10' x 8' 4"** (3.05m x 2.54m) With fitted carpet, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

**BATHROOM** Comprising of a panelled bath with an electric shower over, low flush w.c., pedestal wash

hand basin, vinyl flooring, wall mounted radiator, wall panelling and ceiling light.

**EXTERNAL** Benefitting from having an enclosed rear garden which is laid to lawn with a fence and wall boundary. There is an allocated parking space providing off road parking and leading to a single garage with up and over door.









Floor 0 Building 1



Floor 0 Building 2

Approximate total area<sup>®</sup>  
537 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## Martin & Co Beeston

23 Wollaton Road • Beeston • Nottingham • NG9 2NG  
T: 0115 9225555 • E: beeston@martinco.com

# 0115 9225555

<http://www.martinco.com>



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.