



22 Chilvers Close, Nottingham – NG5 5LL

Guide Price £230,000

DavidJames
the estate agent



22 Chilvers Close

Nottingham

3 bed semi-detached home at the end of a cul-de-sac - ideally positioned for amenities, schools, transport links and Nottingham City Hospital. Perfect for families or first-time purchasers!

Council Tax band: A

Tenure: Freehold

- Semi-detached home at the end of a cul-de-sac
- Conveniently located near amenities, schools, transport links and Nottingham City Hospital
- Ideal for families or first-time buyers looking to step on the property ladder
- Generous lounge featuring a bow window and contemporary feature fireplace
- Open-plan dining kitchen with integrated cooking appliances and French doors
- Three well-proportioned bedrooms
- Modern first floor bathroom with a three-piece white suite
- Large loft space with partial boarding, lighting and a drop-down ladder
- Enclosed rear garden with porcelain patio seating space and lawn
- Multi-vehicle driveway leading to a useful garage







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

87.8 m²
944 ft²

Reduced headroom

0.6 m²
7 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

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