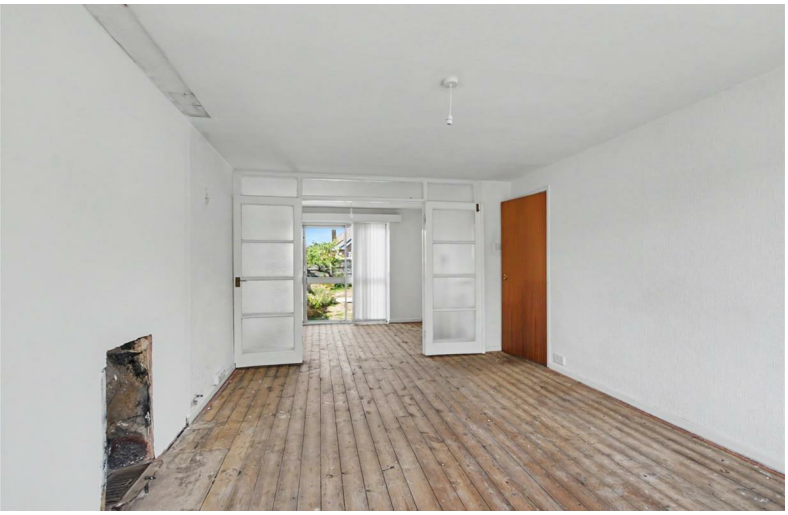
Robert Ellis

look no further...







Greenland Crescent,
Chilwell, Nottingham
NG9 5LB

£199,950 Freehold

0115 922 0888

/robertellisestateagent @robertellisea



A spacious three-bedroom, detached property with the benefit of no upward chain.

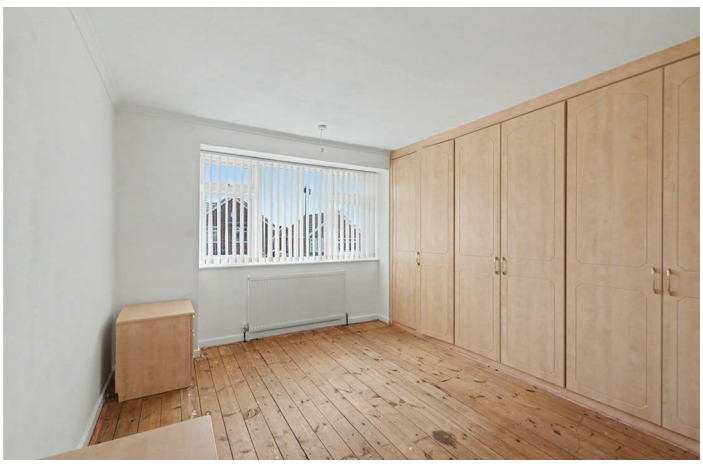
Situated on Greenland Crescent in Chilwell, you are ideally placed for access to a wide range of local amenities including shops, Attenborough Nature Reserve, schools, healthcare facilities, public houses, restaurants, Chilwell retail park and transport links.

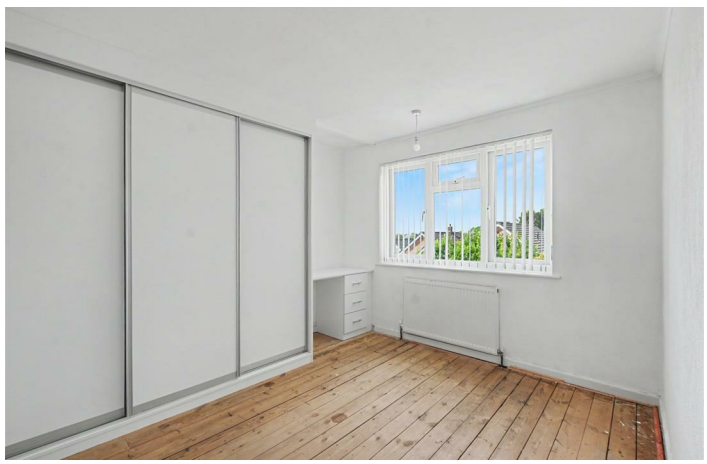
This great property is considered and ideal purchase for a large variety of buyers including first time buyers, young professionals or anyone looking to relocate to this popular and convenient location.

In brief the internal accommodation comprises: entrance hall, living room, with internal double doors through to the dining room and kitchen. Then rising to the first floor are three bedrooms and bathroom.

Outside the property to the front is a lawned garden with mature shrubs and driveway. The enclosed rear is then also primarily lawned with a paved seating area.

Having been a well loved family home for a number of years, this delightful property if offered to the market with the advantage of gas central heating, UPVC double glazing throughout, and is well worthy of an early internal viewing.





Entrance Hall
UPVC double glazed door through to a entrance hall with radiator.

Living Room
14'7" x 11'5" (4.45m x 3.50m)
A reception room, radiator and UPVC double glazed windows to the front aspect.

Dining Room
9'10" x 8'4" (3.02m x 2.56m)
A reception room, with radiator and aluminium double glazed sliding door to the rear garden.

Kitchen
10'9" x 7'10" (3.30m x 2.41m)
A range of wall and base units with work surfacing over, tiled splashbacks, fitted sink with mixertap and drainer. Space and fitting a for freestanding appliances to include a gas cooker, fridge freezer, washing machine and dryer. Wall mounted boiler, access to the pantry cupboard, UPVC double glazed windows to the side and rear aspect and UPVC double glazed door to the side passage.

First Floor Landing
A carpeted landing space, with UPVC double glazed window to the side aspect and access to the loft hatch.

Bedroom One
13'1" x 9'5" (3.99m x 2.89m)
A double bedroom, with radiator, fitted wardrobes and UPVC double glazed window to the front aspect.

Bedroom Two
10'11" x 9'10" (3.34m x 3.02m)
A double bedroom, with radiator, newly fitted wardrobes and UPVC double glazed window to the rear aspect.

Bedroom Three
7'4" x 6'8" (2.26m x 2.04m)
A carpeted bedroom, with radiator, fitted wardrobe and UPVC double glazed window to the front aspect.

Bathroom
Incorporating a three-piece suite comprising pedestal wash hand basin, electric power shower, aqua splash wall panelling, heated towel rail, fitted storage cupboard, and UPVC double glazed window to the rear aspect.

Outside
To the front of the property there is a lawned garden with matures shrubs and trees, with a driveway leading along the side of the house providing ample off-road parking with the garage beyond. Gated side access leads to the private and enclosed rear garden which is mainly laid to lawn and features patio area, well stocked borders with mature plants and shrubs, and fence boundaries.

Material Information:
Freehold
Property Construction: Brick
Water Supply: Mains
Sewerage: Mains
Heating: Mains Gas
Solar Panels: No
Building Safety: No Obvious Risk
Restrictions: None
Rights and Easements: None
Planning Permissions/Building Regulations: None
Accessibility/Adaptions: None
Does the property have spray foam in the loft?: No
Has the Property Flooded?: No

Disclaimer:
These details and Key facts are for guidance only and complete accuracy cannot be guaranteed If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Full material information is available in hard copy upon request.

Auction Details
Costs
Auction Details

The sale of this property will take place on the stated date by way of Live streamed auction and is being sold under the Unconditional sale type.

Binding contracts will be exchanged at the point of sale.

All sales are subject to our Common Auction Conditions and Bidder Terms. Properties located in Scotland and Northern Ireland will be subject to applicable local laws.

Auction Deposit and Fees

The following deposits and non-refundable auctioneers fees apply, and are payable immediately upon exchange of contracts:

• 5% deposit (subject to a minimum of £5,000)

• Buyer's Fee of 4.8% inc. VAT of the purchase price (subject to a minimum of £6,000 inc. VAT)

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information

For full details about our auction processes, please refer to the Bidder Terms which can be viewed on our home page.

This explains the types of auction and sale methods we offer, the bidding registration process, your payment obligations, and how to view the Legal Pack (and any applicable home report for residential Scottish properties).

Guide Price & Reserve Price

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.
General
Note
Please be advised that whilst our joint agent has conducted an inspection, the auctioneers have not personally inspected the property. Prospective buyers are advised to make any necessary independent enquiries before placing their bid, as this will be binding.





Robert Ellis
ESTATE AGENTS

GROUND FLOOR

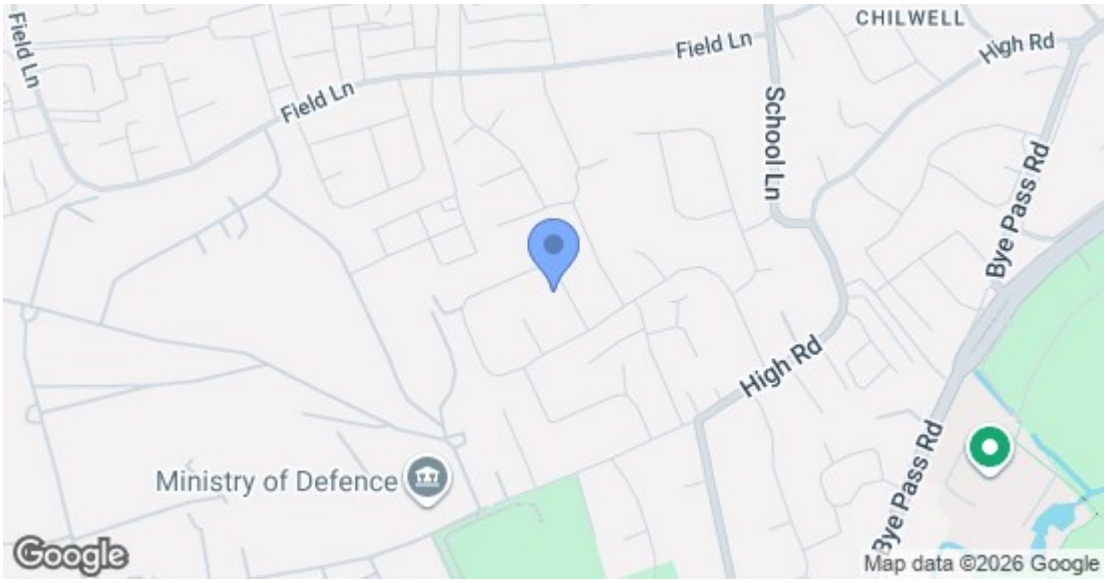


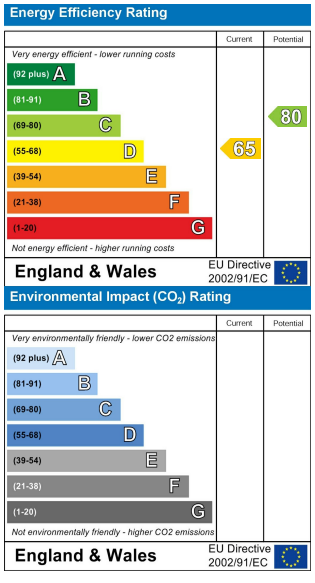
1ST FLOOR



56 GREENLAND CRESCENT, CHILWELL

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.
Made with Metropix ©2025





These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

12 High Road, Beeston, Nottingham, Nottinghamshire, NG9 2JP
beeston@robertellis.co.uk
0115 922 0888