

**35 NABLE HILL CLOSE, CHILTON**



WE ARE PLEASED TO OFFER TO THE MARKET THIS THREE BEDROOM MID - LINK PROPERTY ON THIS MOST SOUGHT AFTER DEVELOPMENT IN CHILTON. THE PROPERTY BENEFITS FROM GAS CENTRAL HEATING, DOUBLE GLAZING, MODERN FITTED KITCHEN, WHITE FAMILY BATHROOM SUITE, EN-SUITE TO MASTER BEDROOM AND GARDENS AND OFF ROAD PARKING.

- MID-LINK
- THREE BEDROOMS
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- MODERN FITTED KITCHEN
- GARDENS
- OFF ROAD PARKING
- EPC RATING = B

**£145,000**

# 35 Nable Hill Close, Chilton

## Ground Floor

### Downstairs WC

Has white suite comprising WC, hand wash basin, central heating towel radiator, part tiled walls, ceiling spotlights.



### Kitchen/Breakfast Room 11'5 x 15'5 (3.48m x 4.70m)

Has composite entrance door, Amtigo flooring throughout the downstairs, a range of fitted wall and base units, stainless steel inset sink unit with mixer tap, built in electric oven with gas hob, extractor canopy, integrated microwave and fridge freezer, storage cupboard, plumbing for automatic washing machine and central heating radiator.



### Kitchen/Breakfast Room



### Lounge 10'8 x 16'6 (3.25m x 5.03m)

Has central heating radiator, staircase leading to the first floor and bi-folding doors leading out on to rear garden.



## 35 Nable Hill Close, Chilton

### Lounge



### First Floor Landing

Has central heating radiator and storage cupboard housing combination gas boiler.

### Bedroom 1 12'0 x 9'5 (3.66m x 2.87m)

Has central heating radiator and en-suite.



### En-Suite

Has white suite comprising: Double shower cubicle with mixer shower, hand wash basin, WC, part tiled walls, central heating towel radiator and ceiling spotlights.



### Bedroom 2 8'7 x 12'8 (2.62m x 3.86m)

Has central heating radiator.



# 35 Nable Hill Close, Chilton



**Bedroom 3 7'8 x 10'5 (2.34m x 3.18m)**  
Has central heating radiator.



**Bathroom WC**  
Has white suite comprising: panel bath with mixer shower and glass shower screen, hand wash basin, WC, part tiled walls, central heating towel radiator and ceiling spotlights.



**Exterior**  
The front of the property offers a block paved double driveway with gravel borders and to the rear is an enclosed garden with decked area and gravel borders.



**Disclaimer**  
N.B. WE HAVE NOT TESTED ANY APPLIANCES OR SYSTEMS AT THE PROPERTY. IF IN DOUBT, PURCHASERS SHOULD SEEK PROFESSIONAL ADVICE. THE MEASUREMENTS PROVIDED WITHIN THE DETAILS ARE FOR GUIDANCE PURPOSES ONLY. IF MORE ACCURATE MEASUREMENTS ARE NEEDED, THEN THE PURCHASERS SHOULD TAKE SUCH MEASUREMENTS THEMSELVES. THESE DETAILS INCLUDING PHOTOGRAPHY WERE PREPARED BY PETER CLARK PROPERTY SERVICES IN ACCORDANCE WITH THE SELLERS INSTRUCTIONS. THE ACCURACY OF THESE PARTICULARS CANNOT BE GUARANTEED AND ANY PURCHASERS SHOULD SATISFY THEMSELVES BY INSPECTING OR OTHERWISE TO THE CORRECTNESS OF STATEMENTS CONTAINED IN THESE PARTICULARS. THESE PARTICULARS DO NOT CONSTITUTE ANY PART OF AN OFFER OR CONTRACT.

