



**45 Swallow Crescent, Ravenshead,  
Nottingham, Nottinghamshire, NG15 9JN**

**Offers Over £200,000**  
Tel: 01623 626990

**RICHARD  
WATKINSON  
PARTNERS**  
Surveyors, Estate Agents, Valuers, Auctioneers

- Modern Semi Detached House
- Lounge with French Doors
- Gas Central Heating
- Low Maintenance Landscaped Garden
- Built in 2011
- Two Double Bedrooms
- Downstairs WC
- Tandem Length Block Paved Driveway
- Desirable Village Location
- Viewing Highly Recommended

A modern two double bedroom semi detached house built by Taylor Wimpey in 2011 and occupied by our clients since new. The property is well presented throughout with modern and neutral decor, gas central heating and UPVC double glazing.

The accommodation with gas central heating and UPVC double glazing comprises an entrance hall, downstairs WC, kitchen, lounge with French doors, first floor landing, two double bedrooms and a bathroom.

The property is located in a desirable village location off Longdale Lane and represents an ideal purchase for single occupiers, couples or young families looking for modern low maintenance living.

#### OUTSIDE

Externally, there is a tandem length block paved driveway to the side of the house with gated access at the end leading to the rear garden. There is a gravelled front garden with a paved pathway leading to the front entrance door. To the rear of the property, there is an enclosed, low maintenance, landscaped garden with a decked patio and steps leading up to artificial grass with a raised gravel area at the end of the garden with space to keep a shed.

A FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

#### ENTRANCE HALL

With polished tiled floor, radiator and stairs to the first floor landing.

#### WC

5'2" x 2'10" (1.57m x 0.86m)

Having a pedestal wash hand basin and tiled splashbacks. Low flush WC. Radiator, polished tiled floor and obscure double glazed window to the front elevation.

#### KITCHEN

9'10" x 5'3" (3.00m x 1.60m)

Having high gloss modern cabinets comprising wall cupboards, base units and drawers complemented by wood effect laminate work surfaces above. Inset stainless steel sink with drainer and mixer tap. Integrated electric oven, four ring gas hob and stainless steel extractor hood above. Space for a fridge/freezer. Plumbing for both a washing machine and dishwasher. Polished tiled floor and double glazed window to the front elevation.

#### LOUNGE

14'9" x 12'1" (4.50m x 3.68m)

Having a modern fireplace with inset gas fire. Two radiators, laminate floor, coving to ceiling, understairs storage cupboard and French doors leading out onto the rear garden.

#### FIRST FLOOR LANDING

7'4" x 6'3" (2.24m x 1.91m)

With radiator and loft hatch.

#### BEDROOM 1

12'1" x 8'4" (3.68m x 2.54m)

With radiator and double glazed window to the rear elevation.

#### BEDROOM 2

12'1" x 8'8" (3.68m x 2.64m)

With built-in wardrobe, radiator and double glazed window to the front elevation.

#### BATHROOM

7'4" x 5'6" (2.24m x 1.68m)

Having a three piece white suite comprising a panelled bath with Aqualisa electric shower over. Pedestal wash hand basin with tiled splashbacks. Low flush WC. Part tiled walls, radiator and extractor fan.

#### VIEWING DETAILS

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith, Director at Richard Watkinson and Partners on zero seven one seven two eight three five two one.

#### TENURE DETAILS

The property is freehold with vacant possession upon completion.

#### SERVICES DETAILS

All mains services are connected.

#### MORTGAGE ADVICE

Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

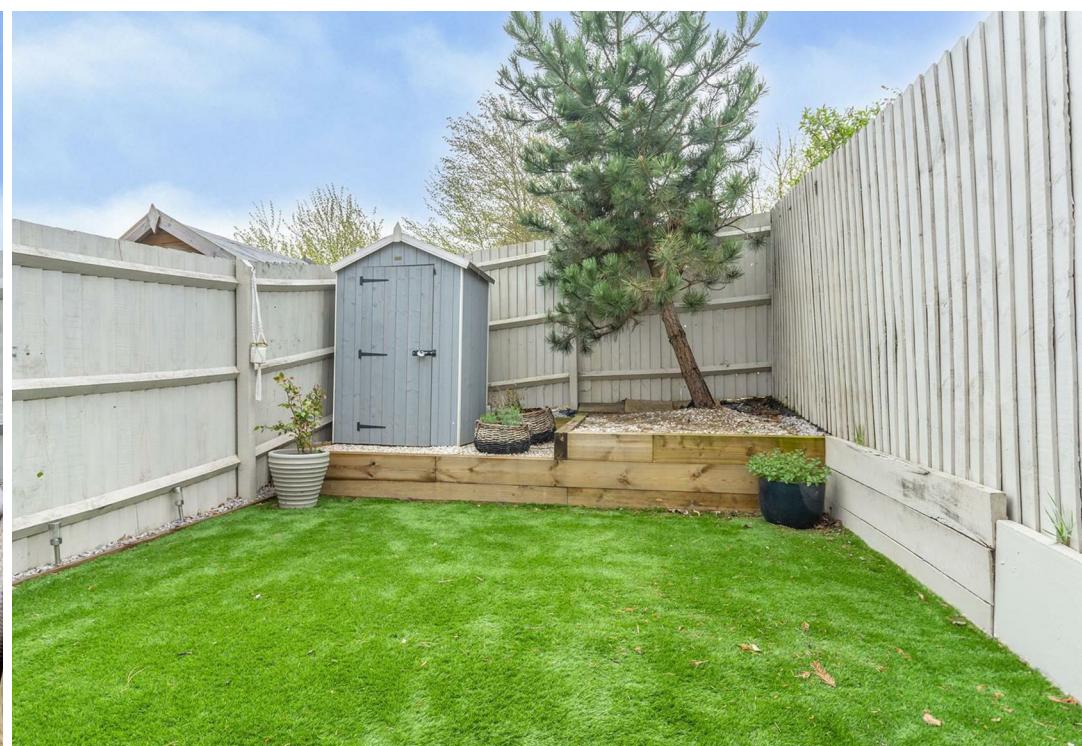
#### FIXTURES & FITTINGS

Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.



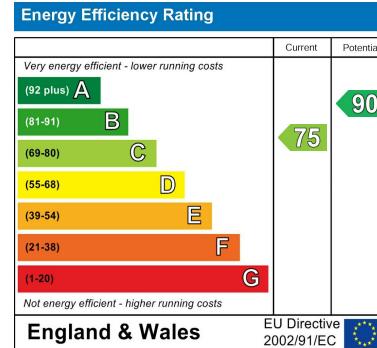






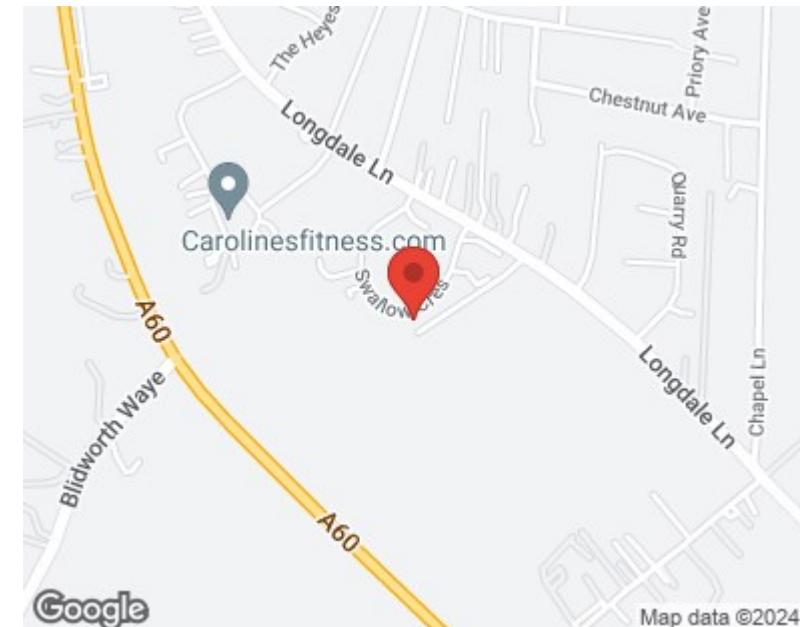
Approximate Gross Internal Area  
615 sq ft - 57 sq m





**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01623 626990



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