



36 Ballerat Crescent, Heron Ridge, NG5 9LJ  
£190,000



Marriotts



# 36 Ballerat Crescent Heron Ridge, NG5 9LJ

£190,000

- Three bedrooms
- Solar panels
- Driveway & carport
- Cul-de-sac location
- Lounge & dining room
- Kitchen with oven & hob

A three bedroom semi-detached house with two reception rooms, kitchen with built-in oven & hob, solar panels and in a cul de sac location just off Top Valley Drive, close to local schools and a Tesco Extra supermarket!



## Overview

The accommodation consists of an entrance porch leading in to the lounge, with open plan staircase, a living flame gas fire and double doors to the separate dining room, with a patio door onto the garden and access to the kitchen with integrated oven and hob. Upstairs there are three bedrooms and a shower room in white and the property also has solar panels, UPVC double glazing a gas central heating.

## Entrance Porch

With UPVC double glazed windows and entrance door and secondary door through to the lounge.

## Lounge

Fireplace and hearth with living flame gas fire. UPVC double-glazed front window, two radiators, stairs to the first-floor landing and glazed panelled double doors through to the dining room.



## Dining Room

Radiator, UPVC double-glazed sliding patio door leading out to the rear garden and glazed panel door through to the kitchen.

## Kitchen

A range of wall and base units with granite style worktops and inset one-and-a-half bowl sink unit and drainer. Appliances consist of a brushed steel trim electric oven, four ring gas hob and extractor canopy with tiled splashbacks. Tiled floor, wall-mounted Baxi gas boiler and UPVC double-glazed rear window.

## First Floor Landing

Loft access, UPVC double-glazed side window and airing cupboard.

## Bedroom 1

UPVC double glazed front window and radiator.

## Bedroom 2

Built-in wardrobe with sliding doors, UPVC double glazed rear window and radiator.

## Bedroom 3

UPVC double-glazed front window, radiator and over-stair cupboard.

## Shower Room

With fully tiled walls, the suite consists of a large corner cubicle with mains shower, pedestal wash basin and dual flush toilet with mosaic tile effect flooring and UPVC double glazed rear window.

## Outside

To the front, there is a lawn & driveway leading to the carport along with an integral store and rear gated access to the back garden. To the rear is a full-width paved patio, outside tap and lawn with several mature shrubs and enclosed with a majority fenced perimeter.

## Material Information

TENURE: Freehold







COUNCIL TAX: Nottingham City B  
PROPERTY CONSTRUCTION: Cavity Brick  
ANY RIGHTS OF WAY AFFECTING PROPERTY: TBC  
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: none  
FLOOD RISK: no  
ASBESTOS PRESENT: TBC  
ANY KNOWN EXTERNAL FACTORS: TBC  
LOCATION OF BOILER: on the wall in the kitchen  
UTILITIES - mains gas, electric, water and sewerage.  
MAINS GAS PROVIDER: Octopus Energy  
MAINS ELECTRICITY PROVIDER: Octopus Energy  
MAINS WATER PROVIDER: Severn Trent  
MAINS SEWERAGE PROVIDER: Severn Trent  
WATER METER: TBC  
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.  
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.  
ELECTRIC CAR CHARGING POINT: not available.  
ACCESS AND SAFETY INFORMATION: Flat at the front and rear



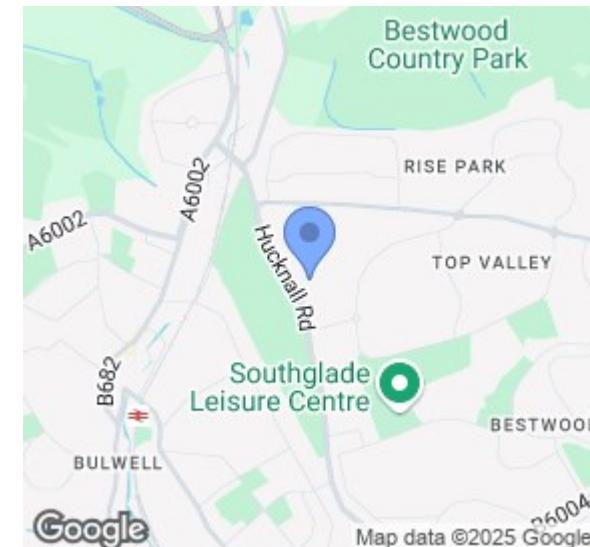




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	95	
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC



**Please contact us on 0115 953 6644 should you wish to arrange to view this property or if you require any further information.**

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