

HoldenCopley

PREPARE TO BE MOVED

Revelstoke Way, Rise Park, Nottinghamshire NG5 5AJ

Guide Price £230,000 - £240,000

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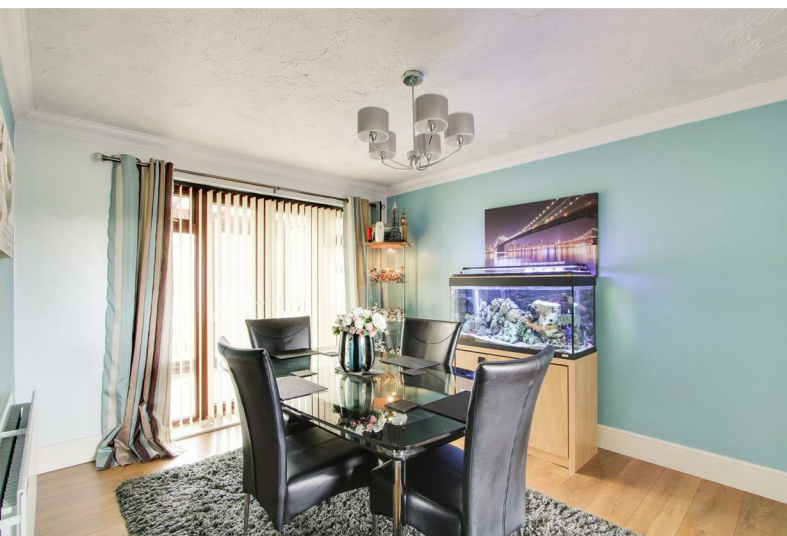


GUIDE PRICE: £230,000 - £240,000

GREAT SIZED FAMILY HOME...

This three bedroom detached house would be ideal for any first time or family buyer as the property offers plenty of space and potential throughout. Situated in a quiet, residential location just a stone's throw away from various local amenities including Bestwood Country Park, great schools, doctors surgery and easy access into the City Centre. To the ground floor is an entrance hall, a living room with a feature fireplace and a dining room with double doors into a conservatory along with a fitted kitchen and a W/C. The first floor offers three good sized bedrooms all benefiting from wardrobes and a three-piece bathroom suite. Outside to the front is a low maintenance garden with a driveway and access to the garage towards the rear along with a lovely rear garden.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Two Reception Rooms
- Conservatory
- Fitted Kitchen
- Ground Floor W/C
- Three-Piece Bathroom Suite
- Ample Storage Space
- Lovely Garden
- Driveway & Garage





GROUND FLOOR

Entrance Hall

The entrance hall has wooden flooring with floor lights, a radiator, coving to the ceiling, recessed spotlights, a wooden staircase with decorative spindles, carpeted stairs and provides access into the accommodation

Kitchen

7'2" x 16'0" (2.2 x 4.9)

The kitchen has a range of fitted base and wall units with rolled edge worktops, a stainless steel sink and a half with mixer taps and drainer, an integrated oven, an electric hob with an extractor fan and stainless steel splashback, space and plumbing for a washing machine, a radiator, tiled flooring, partially tiled walls, an in-built under stair pantry cupboard, coving to the ceiling, recessed spotlights and two double glazed windows

W/C

2'11" x 3'7" (0.9 x 1.1)

This space has a low level dual flush W/C, a wall mounted wash basin, floor to ceiling tiles, a chrome heated towel rail, recessed spotlights, coving to the ceiling and a window

Living Room

12'5" x 11'9" (3.8 x 3.6)

The living room has a double glazed window to the front elevation, wood effect flooring, coving to the ceiling, a radiator, a TV point, wall light fixtures, a feature fireplace with a decorative surround, a dado rail and an open arch to the dining room

Dining Room

11'9" x 11'9" (3.6 x 3.6)

The dining room has wood effect flooring, a radiator, coving to the ceiling and double doors into the conservatory

Conservatory

8'2" x 6'6" (2.5 x 2.0)

The conservatory has vinyl flooring, a polycarbonate roof, a radiator, wall light fixtures, a window to the side elevation and a sliding patio door to the rear garden

FIRST FLOOR

Landing

The landing has a double glazed window to the side elevation, carpeted flooring, coving to the ceiling, an in-built cupboard, access to a loft via a drop down ladder and access to the first floor accommodation

Master Bedroom

12'9" x 11'5" (3.9 x 3.5)

The main bedroom has a double glazed window to the front elevation, wood effect flooring, a radiator, coving to the ceiling and a range of fitted wardrobes with over the bed storage cupboards and drawers

Bedroom Two

8'10" x 9'2" (2.7 x 2.8)

The second bedroom has a double glazed window to the rear elevation, wood effect flooring, a radiator, coving to the ceiling, recessed spotlights and a fitted sliding door wardrobes

Bedroom Three

8'2" x 7'2" (2.5 x 2.2)

The third bedroom has a double glazed window to the front elevation, coving to the ceiling, a radiator and an in-built wardrobe

Bathroom

5'2" x 8'2" (1.6 x 2.5)

The bathroom has a low level dual flush W/C, a wall mounted wash basin, a panelled bath with central taps, a wall mounted electric shower fixture and a bi-folding shower screen, a chrome heated towel rail, coving to the ceiling, floor to ceiling tiles, recessed spotlights and a double glazed obscure window to the rear elevation

OUTSIDE

Front

To the front of the property is a low maintenance garden with a range of decorative plants and shrubs, a hand rail, courtesy lighting, a driveway and access to the garage towards the rear

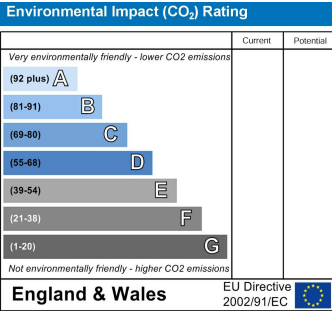
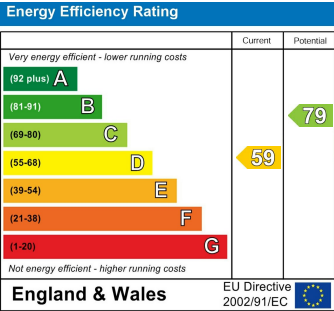
Rear

To the rear of the property is a private enclosed north-facing garden with a lawn, a patio area, a decked seating area, courtesy lighting, an outdoor tap, a range of decorative plants and shrubs, fence panelling, slate chipped areas and access into the single garage

DISCLAIMER

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.



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Approx. Gross Internal Area of the Ground floor:
526.03 Sq Ft - 48.87 Sq M
Approx. Gross Internal Area of the Entire Property:
925.37 Sq Ft - 85.97 Sq M

Approx. Gross Internal Area of the 1st floor:
399.34 Sq Ft - 37.1 Sq M
Approx. Gross Internal Area of the Entire Property:
925.37 Sq Ft - 85.97 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
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