

HoldenCopley

PREPARE TO BE MOVED

Revelstoke Way, Rise Park, Nottinghamshire NG5 5AR

Guide Price £260,000

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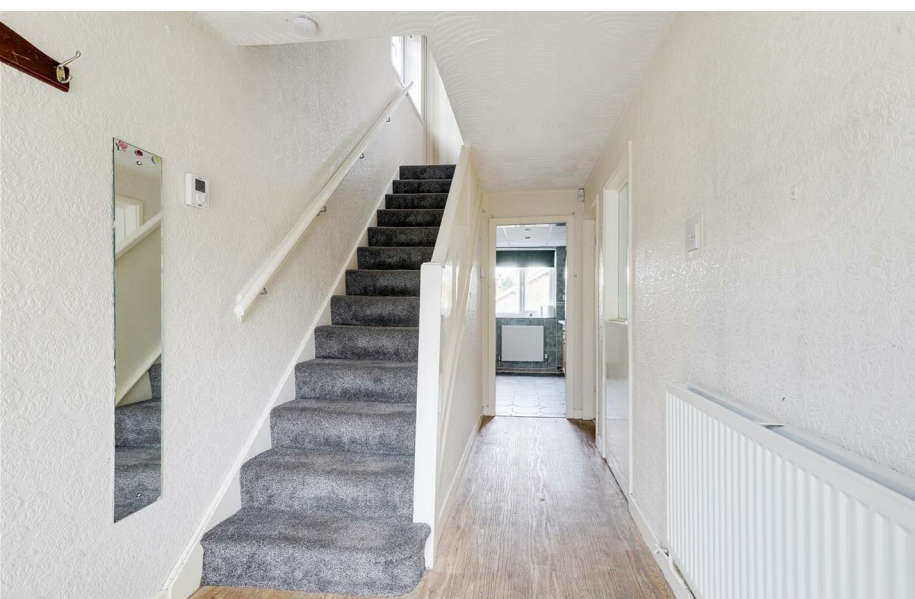
GUIDE PRICE £260,000 - £270,000

NO UPWARD CHAIN...

This three-bedroom detached house offers an ideal opportunity for any family looking to create a home tailored to their own style. The property boasts spacious accommodation both inside and out, providing plenty of potential to enhance and personalise. Located in a quiet, residential area, it is just a short distance from a range of local amenities, including Bestwood Country Park, well-regarded schools, a doctor's surgery, and with convenient access to the City Centre. The ground floor features an entrance hall leading to both the living room and dining room, with the dining room providing direct access to the rear garden. The kitchen is also accessible from the entrance hall, offering a functional layout for everyday living. On the first floor, there are three well-proportioned bedrooms and a three-piece shower room. Externally, the property benefits from a gravelled and planted front area, steps leading down to the front entrance, a driveway, and gated access to the rear garden. The rear garden is fully enclosed and includes a raised decking patio, steps leading down to a further patio area, a gravelled section, a raised planted border, and a garden shed, all enclosed by fence panels, providing a private outdoor space for relaxation and entertainment.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Three-Piece Shower Room
- Off Street Parking
- Enclosed Rear Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

15'1" x 6'2" (4.60 x 1.89)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, full-height UPVC double glazed obscure window to the front elevation, and a UPVC stained glass window insert providing access into the accommodation.

Living Room

12'8" x 12'5" (3.87 x 3.79)

The living room has a UPVC double glazed window to the front elevation, a radiator, a dado rail, coving to the ceiling, a ceiling rose, wood-effect flooring, and open access into the dining room.

Dining Room

12'5" x 12'4" (3.80 x 3.78)

The dining room has a UPVC obscure window to the rear elevation, a dado rail, coving to the ceiling, a ceiling rose, wood-effect flooring, and a door opening to the rear garden.

Kitchen

8'10" x 8'0" (2.70 x 2.46)

The kitchen has a range of fitted base and wall units with worktops, a composite sink and half with a swan neck mixer tap and drainer, an integrated double oven, a ceramic hob, space and plumbing for a washing machine, an in-built cupboard, a radiator, floor-to-ceiling tiling, and vinyl flooring, recessed spotlights, a UPVC double glazed window to the rear elevation, a UPVC door opening to the rear garden.

FIRST FLOOR

Landing

9'3" x 8'8" (2.84 x 2.66)

The landing has a UPVC double glazed obscure window to the side elevation, an in-built cupboard, access into the loft, and access to the first floor accommodation.

Master Bedroom

12'11" x 12'3" (3.96 x 3.75)

The main bedroom has a UPVC double glazed window to the front elevation, a radiator, and carpeted flooring.

Bedroom Two

12'1" x 9'11" (3.69 x 3.03)

The main bedroom has a UPVC double glazed window to the rear elevation, a radiator, and carpeted flooring.

Bedroom Three

8'8" x 7'8" (2.66 x 2.35)

The third bedroom has a UPVC double glazed window to the front elevation, a radiator, an in-built cupboard, and carpeted flooring.

Shower Room

8'9" x 5'6" (2.69 x 1.68)

The shower room has a UPVC double glazed obscure window to the rear elevation, a concealed dual flush W/C, a counter-top wash basin, a walk-in shower with a wall-mounted shower fixture, recessed spotlights, a chrome heated towel rail, partially tiled walls, and tiled flooring.

OUTSIDE

Front

To the front of the property is a gravelled planted area, steps leading down to the front of the property, a driveway, and gated access to the rear garden.

Rear

To the rear of the property is an enclosed garden with a raised decking patio area, steps down to a further patio, steps down to a gravelled area, raised planted border, a shed, and a fence panelled boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 1000Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band G

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

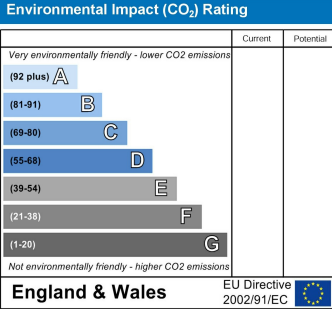
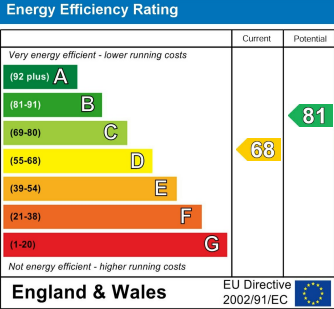
The vendor has advised the following:

Property Tenure is Freehold

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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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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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