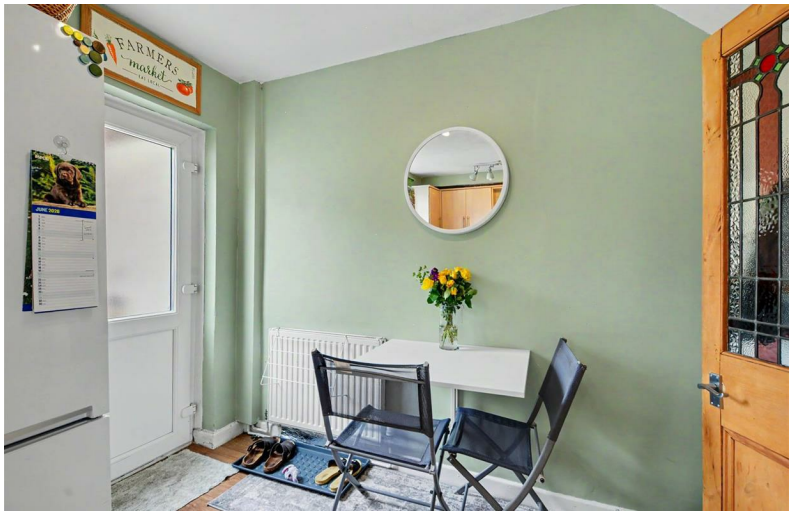
Robert Ellis

look no further. . .



Ransom Road
Mapperley, Nottingham NG3 5HJ

A BEAUTIFULLY PRESENTED TWO BEDROOM HOME SPANNING THREE FLOORS IN A HIGHLY SOUGHT AFTER MAPPERLEY LOCATION.

£180,000 Freehold

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Robert Ellis Estate Agents are delighted to offer to the market this charming two bedroom mid-terraced home, situated in the ever popular area of Mapperley and offering spacious accommodation arranged over three floors, perfectly suited to first time buyers, young families and professionals alike.

Bursting with character and period charm, the property welcomes you through an attractive entrance hallway featuring a stained-glass internal door, setting the tone for the warmth and character found throughout. The lounge is a bright and inviting reception room, benefiting from a large front facing window and tasteful décor, creating an ideal space to relax and unwind.

To the rear of the property is a generously sized kitchen diner fitted with a range of wall and base units, ample work surface space and room for dining, making it the heart of the home for everyday living and entertaining. A useful pantry provides additional storage and practicality, whilst direct access leads out to the rear garden.

The first floor hosts a spacious double bedroom with built-in wardrobes and a beautifully appointed family bathroom. The bathroom has been thoughtfully designed and features a freestanding bath, separate shower enclosure with rainfall shower, vanity wash basin and contemporary fittings, creating a luxurious space to relax.

A staircase rises to the second floor where you will find an impressive loft-style principal bedroom, offering generous proportions, useful eaves storage and a bright, airy feel that makes it a superb main bedroom retreat.

Outside, the property benefits from an enclosed rear garden incorporating patio seating areas and a lawned section, providing a private outdoor space ideal for entertaining, gardening or enjoying the warmer months.

Positioned within easy reach of Mapperley Top, Sherwood and Nottingham City Centre, the property enjoys excellent access to a wide range of shops, cafes, bars, restaurants, schools and transport links, making this a fantastic opportunity to purchase a home in one of Nottingham's most sought-after residential locations.

An early viewing comes highly recommended to fully appreciate the character, space and lifestyle this wonderful home has to offer.

Entrance Hallway
Composite double glazed entrance door to the front elevation, staircase leading to the first floor landing, tiled flooring, stained glass wooden door leading through to the lounge.

Lounge
10'94 x 10'45 approx (3.05m x 3.05m approx)
UPVC double glazed window to the front elevation, wall mounted radiator, coving to the ceiling, laminate flooring, doorway leading through to the kitchen diner.

Kitchen Diner
13'61 x 8'46 approx (3.96m x 2.44m approx)
A range of wall and base units with worksurfaces over incorporating a 1.5 bowl sink and drainer unit with mixer tap over, space and plumbing for a washing machine, space and point for a fridge freezer, oven with a five ring gas hob over and extractor hood above, space and point for a tumble dryer, tiled splashbacks, laminate flooring, wall mounted radiator, door to pantry, UPVC double glazed window to the rear elevation, UPVC double glazed door leading out to the rear garden.

Pantry
Understairs pantry providing useful additional storage space.

First Floor Landing
Carpeted flooring, staircase leading to the second floor bedroom, storage cupboard, doors leading off to:

Storage Cupboard
With power and lighting.

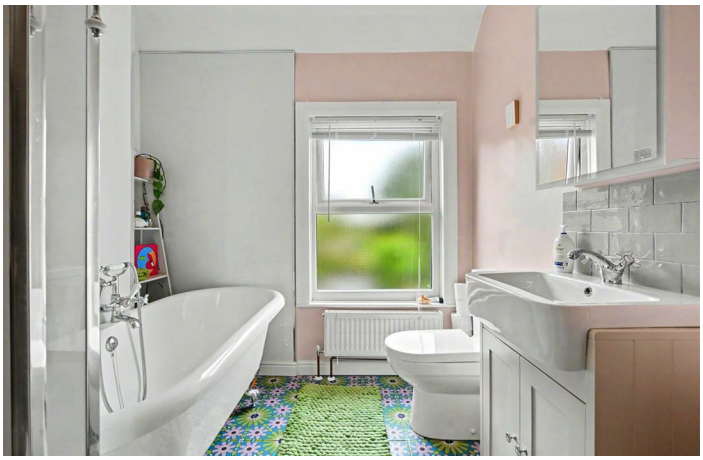
Bathroom
7'29 x 8'43 approx (2.13m x 2.44m approx)
Tiled flooring, UPVC splashbacks, wall mounted radiator, UPVC double glazed window to the rear elevation, wall mounted heated towel rail, freestanding bath with mixer tap and shower attachment, shower cubicle with mains fed rainfall shower over, WC, vanity wash hand basin with mixer tap and tiled splashbacks.

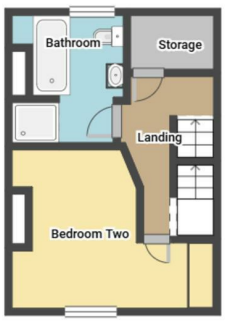
Bedroom Two
11'43 x 10'62 approx (3.35m x 3.05m approx)
UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring, built-in wardrobes.

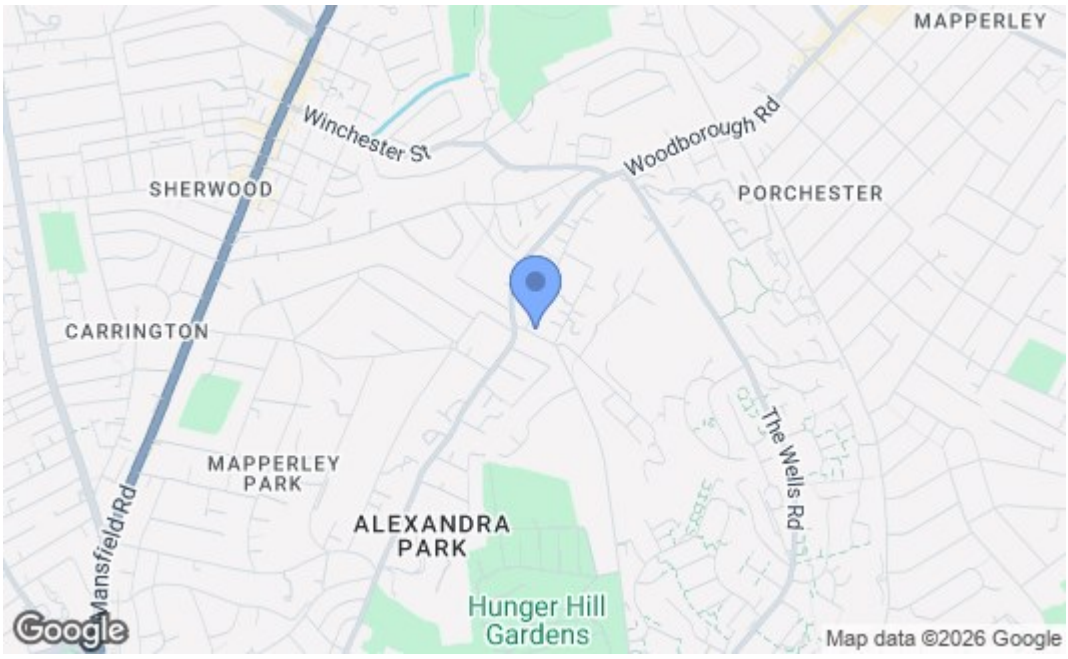
Bedroom One
14'76 x 13'74 approx (4.27m x 3.96m approx)
UPVC double glazed window to the front elevation, carpeted flooring, built-in wardrobes, storage to the eaves, loft access hatch, wall mounted radiator.

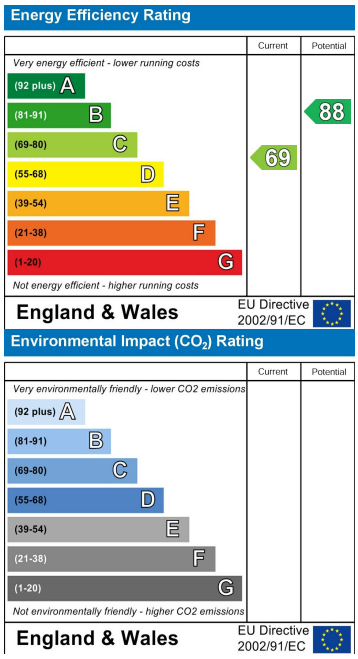
Rear of Property
To the rear of the property there is an enclosed rear garden with patio areas, garden laid to lawn, fencing to the boundaries.

Agents Notes: Additional Information
Council Tax Band: A
Local Authority: Nottingham
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 11mbps Ultrafast 1800mbps
Phone Signal: 02, Vodafone, EE, Three
Sewage: Mains supply
Flood Risk: No flooding in the past 5 years
Flood Defences: No
Non-Standard Construction: No
Any Legal Restrictions: No
Other Material Issues: No









These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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