

Pine Hill Close,
Rise Park, Nottingham
NG5 9DA

£200,000 Freehold



**** IDEAL PROJECT ** MUST VIEW ****

Robert Ellis Estate Agents are delighted to offer to the market this FANTASTIC THREE BEDROOM, DETACHED HOUSE situated on a CORNER PLOT IN RISE PARK, NOTTINGHAM.

This is the ideal family home for any prospective buyer looking for a family orientated area. It has schools and shops located within 2 miles, alongside easily accessible transport links.

Upon entry, you are welcomed into the hallway which offers access into the downstairs WC, lounge diner and kitchen with fitted units.

Stairs lead to landing, first double bedroom, second double bedroom, third bedroom and family bathroom with three piece suite.

To the rear is an enclosed garden, with garage to the side of the home which can be accessed from the rear. The front of the property offers a garden and driveway for at least one car.

A viewing is HIGHLY RECOMMENDED to appreciate the SIZE and LOCATION of this GREAT OPPORTUNITY- Contact the office on 0115 648 5485 to arrange your viewing now!



Hallway

5'11" x 11'4" (1.81 x 3.46)

Carpeted flooring, UPVC double glazed opaque front door.

Downstairs WC

2'7" x 4'11" (0.81 x 1.51)

Carpeted flooring, wall mounted sink with hot and cold taps, WC, partially tiled walls.

Lounge Diner

12'0" x 20'5" (3.68 x 6.23)

Carpeted flooring, windows facing front and rear, wall mounted radiator.

Kitchen

7'7" x 11'2" (2.32 x 3.42)

Vinyl flooring, partially tiled walls, fitted wall and base units, stainless steel sink with dual heat tap.

Landing

6'7" x 6'2" (2.02 x 1.88)

Carpeted flooring, access into bedrooms one, two, three and bathroom.

Bedroom One

11'4" x 10'9" (3.47 x 3.28)

Carpeted flooring, wall mounted radiator.

Bedroom Two

11'4" x 9'8" (3.47 x 2.95)

Carpeted flooring, wall mounted radiator.

Bedroom Three

6'7" x 8'7" (2.02 x 2.62)

Carpeted flooring, wall mounted radiator.

Bathroom

6'7" x 5'8" (2.02 x 1.73)

Vinyl flooring, wall mounted radiator, partially tiled walls, sink with hot and cold taps, bath with hot and cold tap, WC.

Outside

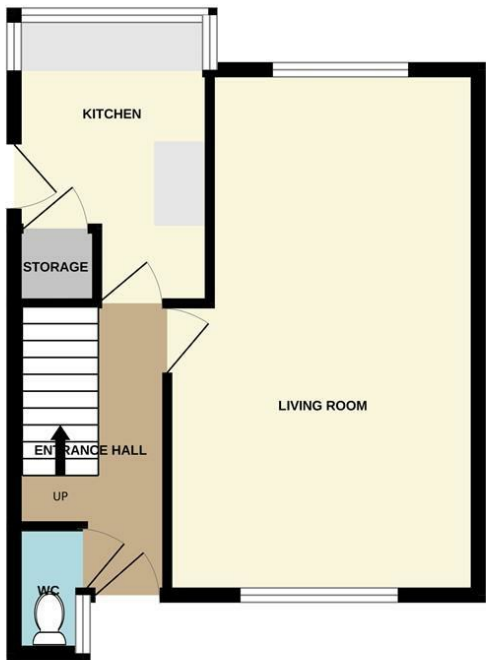
To the rear is an enclosed garden with shrubbery and bushes.

Council Tax Band

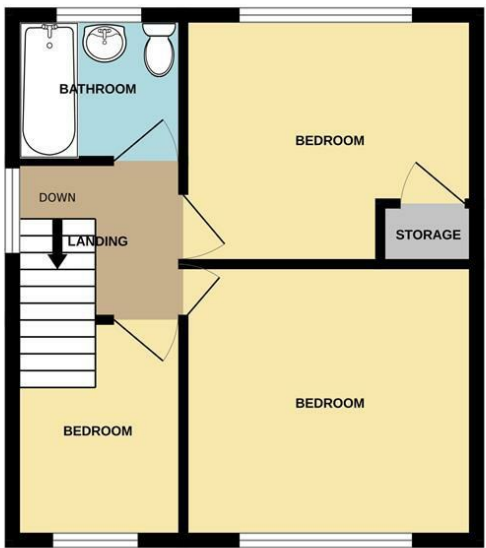
Band C, Nottingham



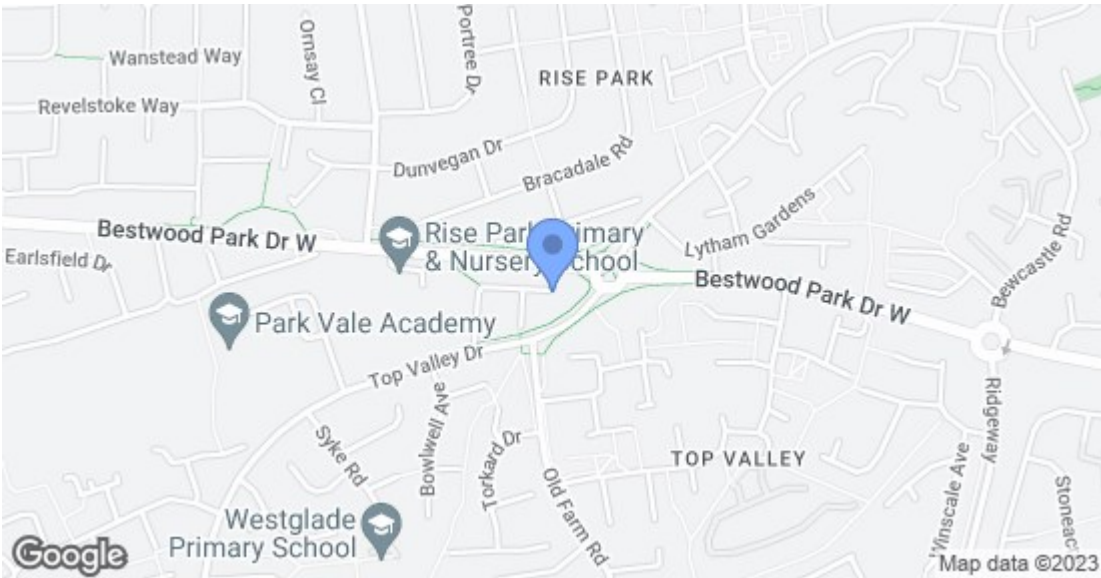
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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.