Robert Ellis

look no further. . .

Brownlow Drive
Rise Park, Nottingham NG5 5BE

A TWO DOUBLE BEDROOM DETACHED BUNGALOW FOR SALE

Offers In The Region Of

Robert Ellis Estate Agents are delighted to offer to the market this two-bedroom detached bungalow, situated in the highly sought-after residential location of Rise Park, Nottingham.

This fantastic opportunity is offered to the market with no upward chain and is ideal for those looking to put their own stamp on a property.

Upon entering the home, you are welcomed into a central entrance hall which provides access to two well-proportioned bedrooms, a spacious lounge, family bathroom, and fitted kitchen. From the kitchen, there is access to a conservatory/lean-to that opens out onto the rear garden.

The rear garden offers a private outdoor space and leads through to a detached garage, perfect for storage or secure parking. To the front of the property, there is a driveway, along with mature front and side gardens, providing plenty of kerb appeal and potential for landscaping.

Although the property would benefit from a degree of modernisation, it offers great potential for a variety of buyers – including downsizers, first-time buyers, or investors.

Entrance Hallway
Glazed wooden entrance door with glazed panels either side to the front elevation leads into the entrance hallway comprising carpeted flooring, access to the loft, wall mounted radiator, coving to the ceiling, doors leading off to:

Lounge
12'8" x 15'11" approx (3.88 x 4.86 approx)
Carpeted flooring, coving to the ceiling, wall light points, single glazed wooden window to the front elevation, wall mounted radiator.

Kitchen
13'11" x 9'8" approx (4.25 x 2.96 approx)
Wooden ceiling, coving to the ceiling, wall mounted radiator, single glazed wooden window to the side elevation, single glazed wooden window to the lean to, single glazed wooden door leading through to the lean to, carpeted flooring, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, tiled splashbacks, space and plumbing for a washing machine, space and point for a cooker, extractor hood, space and point for undercounter fridge and freezer, wall mounted boiler.

Lean To
4'8" x 11'9" approx (1.43 x 3.60 approx)
Single glazed wooden windows to the rear elevation, single glazed wooden door leading out to the rear garden, carpeted flooring, wooden ceiling, lighting.

Shower Room
7'5" x 6'6" approx (2.28 x 1.99 approx)
Built-in storage cupboard, LVT flooring, tiled splashbacks, single glazed wooden window to the side elevation, heated towel rail, handwash basin with mixer tap, WC, shower enclosure with mains fed shower.

Bedroom One
12'4" x 12'8" approx (3.78 x 3.88 approx)
Carpeted flooring, coving to the ceiling, wall mounted radiator, built-in wardrobes, single glazed wooden window to the front elevation.

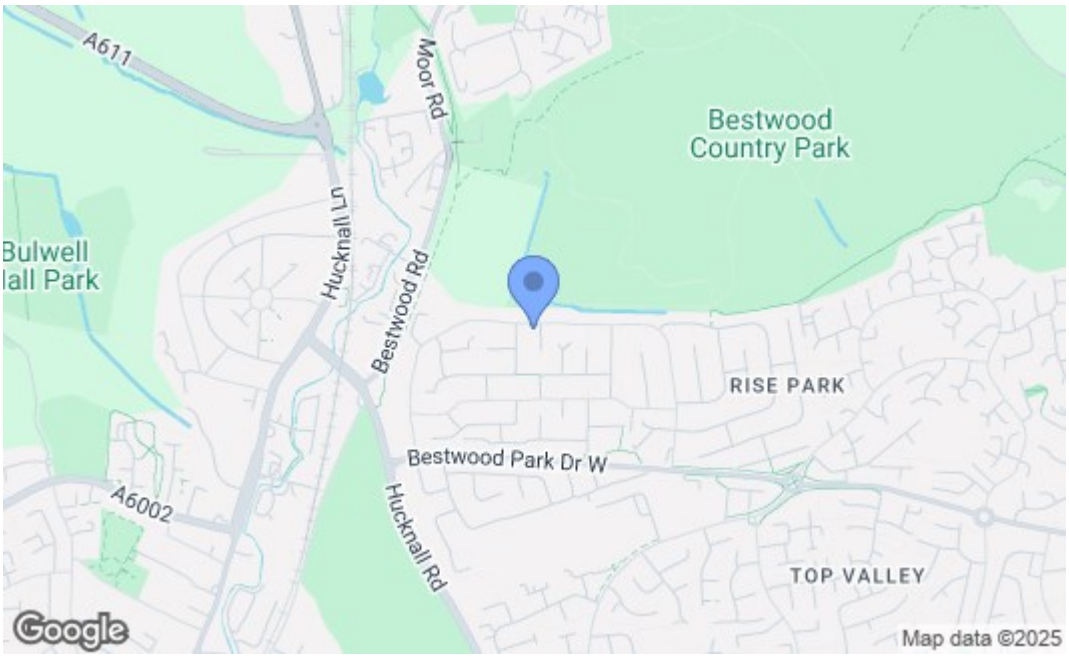
Bedroom Two
10'10" x 12'8" approx (3.31 x 3.88 approx)
Carpeted flooring, coving to the ceiling, wall mounted radiator, built-in wardrobes, single glazed wooden window to the side elevation.

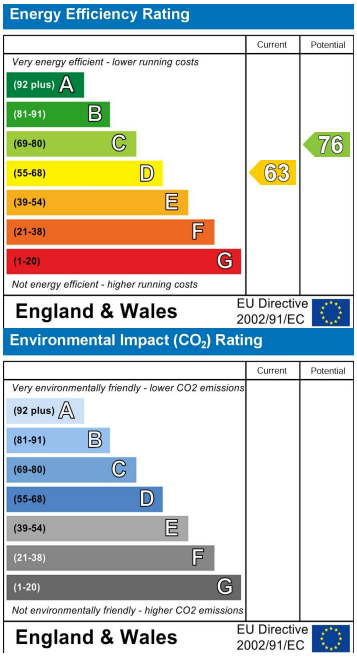
Front of Property
To the front of the property there is a driveway providing off the road parking, access to the garage, lawned garden with hedging to the boundaries, pathway leading to the entrance door.

Garage
Wooden doors to the front elevation, light and power, window to the side elevation, access door to the side elevation.

Rear of Property
To the rear of the property there is an enclosed rear garden with patio area, steps leading down to the garage, side gated access, hedging and fencing to the boundaries.

Agents Notes: Additional Information
Council Tax Band: C
Local Authority: Nottingham
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 7mbps 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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