



**Langbank Avenue  
Rise Park, Nottingham NG5 5BU**

A THREE-BEDROOM DETACHED HOME  
FOR SALE IN RISE PARK, SELLING WITH NO  
CHAIN

**Asking Price £245,000 Freehold**





Robert Ellis Estate Agents are pleased to present this THREE BEDROOM DETACHED FAMILY HOME, ideally positioned on Langbank Avenue in the popular residential area of Rise Park, Nottingham. Offered to the market with NO UPWARD CHAIN, this property presents a fantastic opportunity for buyers looking to make a home their own.

The accommodation comprises an entrance hallway leading to a spacious LOUNGE/DINER, perfect for family living and entertaining, alongside a well-proportioned KITCHEN offering scope to update to suit your style. To the first floor there are THREE GOOD-SIZED BEDROOMS, a FAMILY BATHROOM and a separate W/C.

Outside, the property enjoys a DRIVEWAY providing off-road parking and a LAWNED FRONT GARDEN set over split levels. To the rear, a PRIVATE ENCLOSED GARDEN also set over split levels offers a great space for relaxing, children to play, or for summer gatherings.

Situated close to local shops, schools, and amenities, with excellent transport links to Nottingham City Centre and Arnold.

Early viewing is highly recommended to fully appreciate the potential this family home has to offer. Contact our office today to arrange your appointment!





### Entrance Hallway

14'7 x 6'2 approx (4.45m x 1.88m approx)

UPVC double glazed door to the front elevation with a fixed double glazed window, staircase leading to the first floor landing, ceiling light point, wall mounted double radiator, internal panelled doors leading off to:

### Dining Kitchen

13'4 x 8'2 approx (4.06m x 2.49m approx)

UPVC double glazed leaded window to the rear elevation with glazed side access door, a range of matching wall and base units incorporating laminate worksurfaces over, stainless steel sink with separate hot and cold taps, space and point for a freestanding gas cooker, space and plumbing for an automatic washing machine, space and point for an automatic tumble dryer, space and point for a freestanding fridge freezer, ceiling light point, tiled splashbacks, wall mounted double radiator, understairs pantry providing useful additional storage space, housing electric and gas unit as well as electrical consumer unit.

### Open Plan Lounge Diner

12'7 x 23'9 approx (3.84m x 7.24m approx)

This dual aspect lounge diner benefits from having a UPVC double glazed picture window to the front elevation with sliding double glazed UPVC patio doors to the rear elevation leading to the enclosed rear garden, wall mounted double radiators, ceiling light points, wall light points, feature fireplace incorporating stone surround, tiled hearth and living flame gas fire.

### First Floor Landing

6'1 x 9'3 approx (1.85m x 2.82m approx)

UPVC double glazed window to the side elevation, ceiling light point, loft access hatch, airing cupboard housing hot water cylinder with additional storage above, panelled doors leading off to:

### Family Bathroom

5'08 x 6' approx (1.73m x 1.83m approx)

Panelled bath with mains fed shower above, pedestal wash hand basin, tiled splashbacks, UPVC double glazed window to the rear elevation, shaver point, heated towel rail, ceiling light point, extractor unit.

### Separate WC

5'8 x 2'4 approx (1.73m x 0.71m approx)

UPVC double glazed window to the rear elevation, ceiling light point, low level flush WC.

### Bedroom Two

10'1 x 12'10 approx (3.07m x 3.91m approx)

UPVC double glazed window to the rear elevation, wall mounted double radiator, ceiling light point.

### Bedroom One

12'11 x 11'06 approx (3.94m x 3.51m approx)

UPVC double glazed picture window to the front elevation, wall mounted radiator, ceiling light point.

### Bedroom Three

9'01 x 8'02 approx (2.77m x 2.49m approx)

UPVC double glazed picture window to the front elevation, wall mounted radiator, ceiling light point, built-in storage cupboard over stairs providing useful additional storage space.

### Outside

#### Front of Property

To the front of the property there is a tarmac driveway providing ample off the road vehicle hardstanding, garden laid to lawn with mature shrubs planted to the borders.

#### Rear of Property

To the rear of the property there is an enclosed rear garden being laid mainly to lawn with spacious paved patio area, mature shrubs and trees planted to the borders creating natural screening.

### 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 5mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

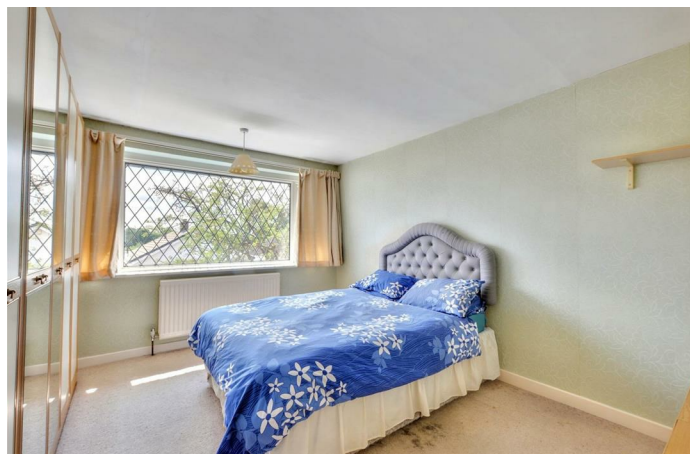
Flood Risk: No flooding in the past 5 years

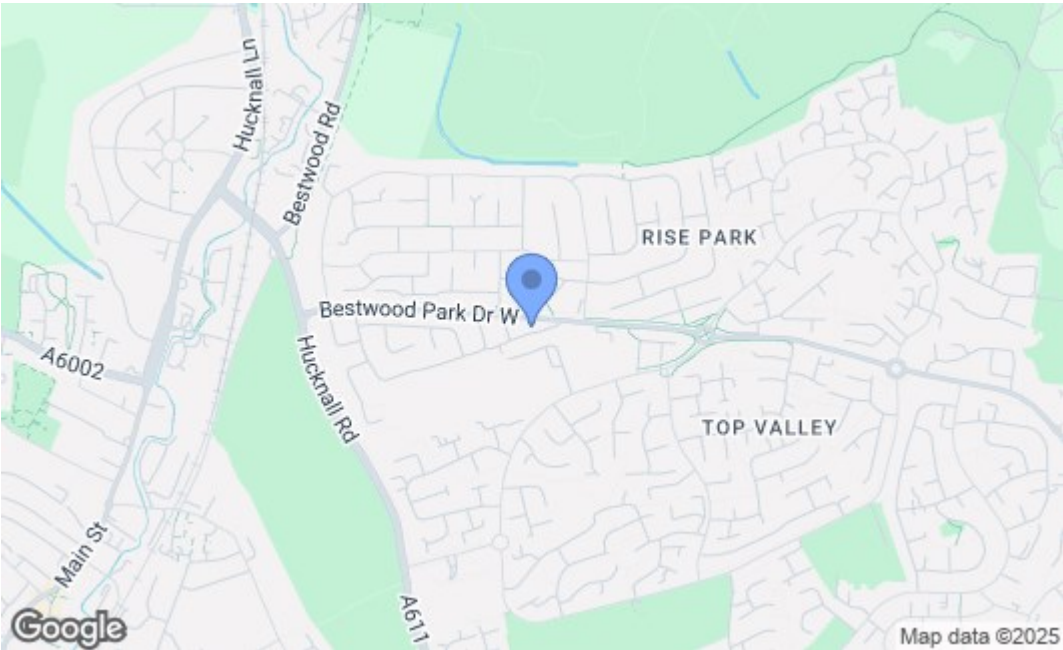
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.