



Revelstoke Avenue
Rise Park, Nottingham NG5 5AF

A THREE BEDROOM MID TERRACE
PROPERTY

Asking Price £200,000 Freehold



Robert Ellis are pleased to bring to the market A beautifully presented three-bedroom mid-terrace home positioned in the ever-popular Rise Park area, offering generous accommodation, modern finishes, and low-maintenance outdoor space. Perfect for first-time buyers or young families, the property is ideally placed for Bestwood Country Park, nearby shops, well-regarded schools and excellent transport links into Nottingham.

The accommodation comprises an entrance hallway leading into a bright and spacious living room with a large front window. To the rear is a superb modern kitchen with extensive storage, integrated appliances, dining space and direct access onto the rear garden.

Upstairs are three well-proportioned bedrooms, including a generous master with fitted wardrobes, along with a stylish three-piece shower room. The loft is accessible via a drop-down ladder, providing valuable additional storage.

Outside, the home benefits from a block-paved frontage and an allocated off-street parking space opposite the property. To the rear is a private, low-maintenance patio garden with a shed and fenced boundaries—ideal for relaxing or entertaining.

A fantastic opportunity in a sought-after location. Early viewing is strongly recommended.



Entrance Hallway

UPVC double glazed entrance hallway leading into the entrance hallway comprising laminate flooring, wall mounted radiator, storage cupboard, carpeted staircase leading to the first floor landing, door leading through to the lounge.

Lounge

14'9" x 14'1" approx (4.5 x 4.3 approx)

UPVC double glazed window to the front elevation, carpeted flooring, electric fireplace, coving to the ceiling, door leading through to the kitchen diner.

Kitchen Diner

9'10" x 18'4" approx (3.0 x 5.6 approx)

A range of matching wall and base units with worksurfaces over incorporating a 1.5 bowl stainless steel sink and drainer unit with a swan neck mixer tap over, integrated oven with induction hob over and extractor hood above, space and point for a washing machine, space and point for a fridge freezer, space and point for a tumble dryer, ample space for a dining table, wall mounted radiator, wall mounted boiler, two UPVC double glazed windows to the rear elevation, UPVC double glazed door leading out to the rear garden.

First Floor Landing

Carpeted flooring, access to the loft, doors leading off to:

Shower Room

8'2" x 6'2" approx (2.5 x 1.9 approx)

UPVC double glazed window to the rear elevation, handwash basin with mixer tap and storage below, storage units with worksurfaces over, WC, heated towel rail, shower cubicle with an electric shower over, tiled splashbacks, extractor fan.

Bedroom One

14'1" x 9'6" approx (4.3 x 2.9 approx)

UPVC double glazed window to the front elevation, built-in wardrobes, wall mounted radiator, carpeted flooring.

Bedroom Two

11'5" x 9'10" approx (3.5 x 3.0 approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, carpeted flooring.

Bedroom Three

7'6" x 10'2" approx (2.3 x 3.1 approx)

UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring, built-in storage.

Front of Property

To the front of the property there is a block paved front garden with fencing to the boundaries and gated access.

Rear of Property

To the rear of the property there is an enclosed paved rear garden for ease of maintenance, shed, fencing to the boundaries.

Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 6mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

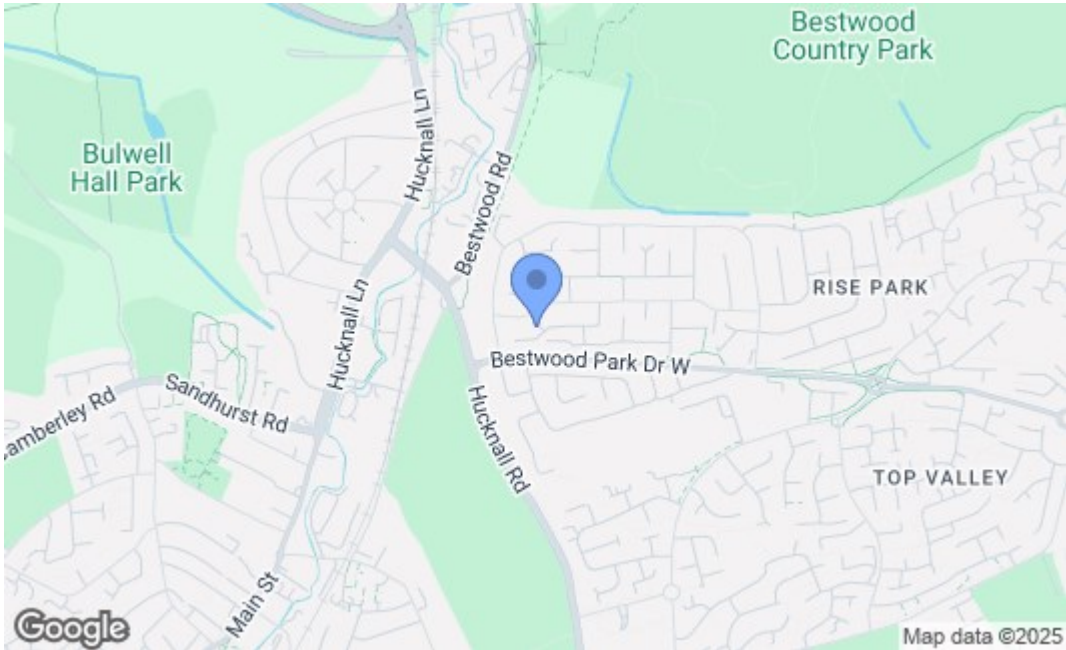
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	75	
(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.