Robert Ellis

look no further. . .

Ranskill Gardens
Top Valley, Nottingham NG5 9DX

A WELL PRESENTED THREE BEDOROOM MID TERRACE PROPERTY FOR SALE IN TOP VALLEY!

Offers In The Region Of

Well-Presented Three-Bedroom Mid-Terrace Home – Top Valley, Nottingham

Move-in Ready – Ideal for First-Time Buyers!

This attractive and well-maintained three-bedroom mid-terrace property is situated in the popular residential area of Top Valley, Nottingham. Perfectly suited for first-time buyers or investors, the home is ready to move straight into and offers comfortable living throughout.

Upon entering, you are welcomed into a spacious entrance hallway that provides access to the bright and airy lounge, the generous kitchen/diner, and the staircase to the first floor.

Upstairs, the property features three well-proportioned bedrooms, two handy storage cupboards, and a modern family bathroom.

Externally, the front of the home boasts a neatly lawned garden, while the rear offers a low-maintenance patio area with an outbuilding—ideal for storage or workshop use.

Don't miss out on this fantastic opportunity to secure a lovely home in a convenient location with great local amenities and transport links.

Viewing highly recommended!

Front of Property
To the front of the property there is a gated entrance to a lawned front garden with pathway leading to the front entrance door, fencing to the boundaries.

Entrance Hallway
Composite entrance door to the front elevation giving access to the hallway comprising tiled flooring, large storage cupboard, wall mounted radiator, carpeted staircase leading to the first floor landing, doors leading off to:

Storage Cupboard
7'0" x 2'10" approx (2.15 x 0.87 approx)
Useful additional storage space.

Downstairs WC
UPVC double glazed window to the front elevation, wall mounted radiator, vanity wash hand basin, tiled splashbacks, WC.

Lounge
11'4" x 14'5" approx (3.46 x 4.40 approx)
Laminate floor covering, UPVC double glazed window to the front elevation, wall mounted radiator, wall light points.

Kitchen Diner
15'1" x 10'6" approx (4.6 x 3.21 approx)
Tiled flooring, double doors to pantry, UPVC double glazed window to the rear elevation, UPVC double glazed French doors leading to the rear garden, space for a fridge freezer, a range of wall and base units with worksurfaces over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over, integrated oven with five ring gas hob over and extractor hood above, space and plumbing for a washing machine, space and plumbing for a dishwasher, wall mounted radiator.

First Floor Landing
Carpeted flooring, wall mounted radiator, loft access hatch, two storage cupboards, doors leading off to:

Bedroom One
13'5" x 11'6" approx (4.11 x 3.52 approx)
Laminate floor covering, UPVC double glazed window to the rear elevation, picture rail, wall mounted radiator.

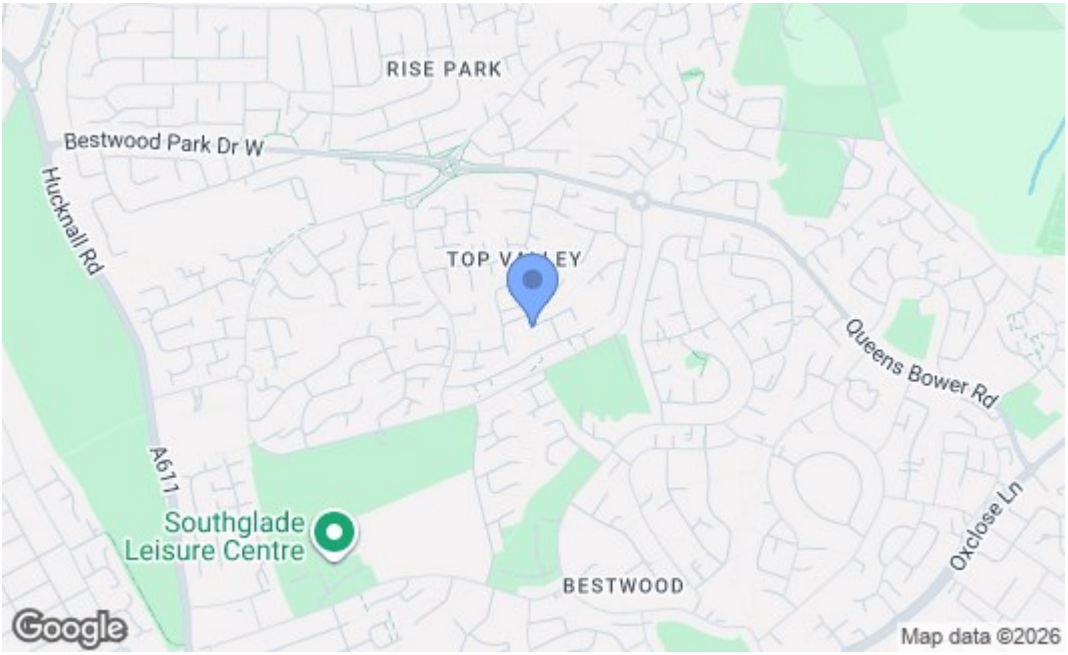
Bedroom Two
12'9" x 11'5" approx (3.90 x 3.49 approx)
Laminate floor covering, UPVC double glazed window to the front elevation, wall mounted radiator.

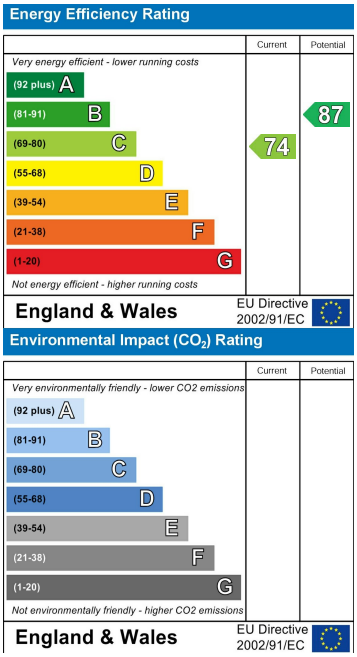
Bedroom Three
7'5" x 8'5" approx (2.28 x 2.58 approx)
Laminate floor covering, UPVC double glazed window to the front elevation, wall mounted radiator.

Bathroom
6'1" x 7'2" approx (1.87 x 2.20 approx)
Tiled flooring, WC, tiling to the walls, UPVC double glazed window to the rear elevation, vanity wash hand basin with mixer tap, heated towel rail, tiled bath with mixer tap and electric shower over.

Rear of Property
To the rear of the property there is an enclosed rear garden with two tiered patio area, fencing to the boundaries, secure gate to the rear, outdoor store.

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 20mbps Ultrafast 1000mbps
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.