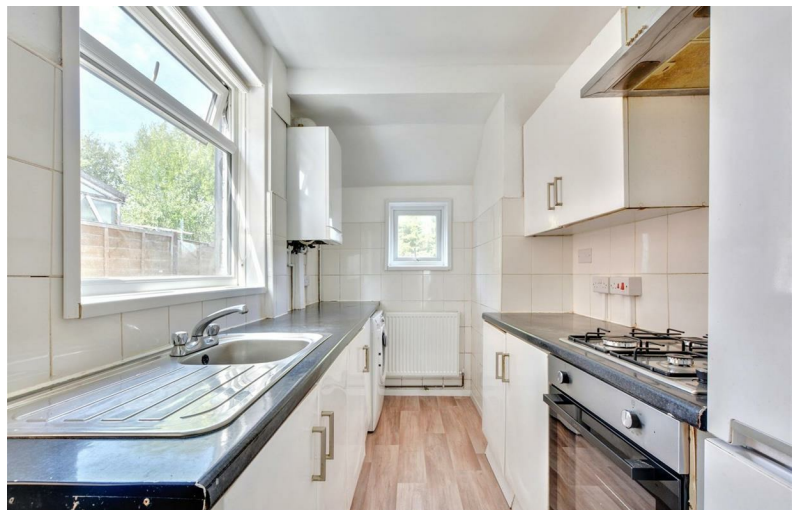
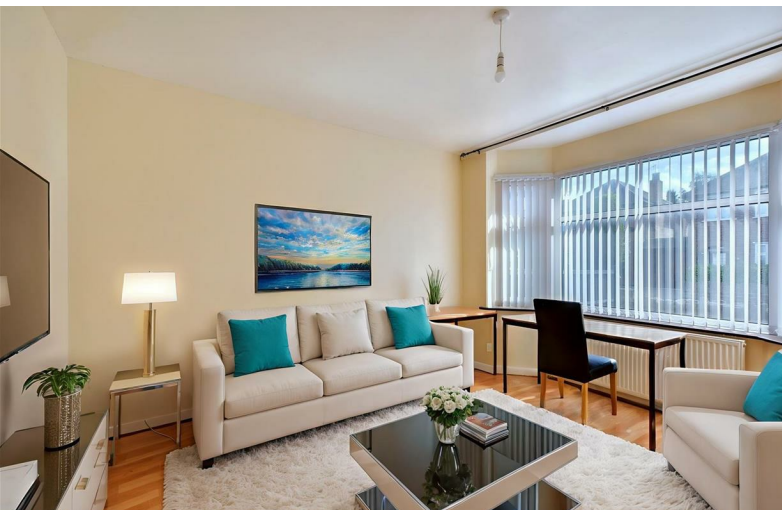




Runswick Drive,  
Wollaton, Nottingham  
NG8 1JD

**£350,000 Freehold**



A traditional three-bedroom, detached property with the benefit of no upward chain.

Situated just a short walk from Wollaton Park, you are ideally placed for access to a wide range of local amenities including shops, public houses, healthcare facilities, schools and transport links.

This great property would be considered an ideal opportunity for a large variety of buyers including first time purchasers, young families or anyone looking to relocate to this popular and convenient location.

In brief the internal accommodation comprises: entrance hall, living room, dining room, kitchen and WC. Then rising to the first floor are three bedrooms, bathroom and separate WC.

Outside the property to the front is a low maintenance paved driveway with walled frontage and gated access to the rear. This is primarily lawned with a paved seating area.

Having been let out in more recent years the property comes with the advantage of gas central heating, UPVC double glazing throughout and is well worthy of an early internal investment.



### Entrance Porch

UPVC double glazed door through to a small porchway.

### Entrance Hall

Secondary UPVC double glazed door through to a carpet entrance hall, with radiator.

### Living Room

15'3" x 10'10" (4.66m x 3.32m )

Reception room, with laminate flooring, radiator and UPVC double glazed bay window to the front aspect.

### Dining Room

12'5" x 10'11" (3.8m x 3.33m )

Reception room, with carpeted flooring, radiator and UPVC French doors to the rear garden.

### Kitchen

12'6" x 6'3" (3.82m x 1.93m )

A range of wall and base units with work surfacing over and tiled splashbacks, sink with drainer and mixer tap, inset gas hob with extractor fan above and integrated electric oven. Space and fittings for freestanding appliances to include fridge freezer and washing machine, wall mounted boiler, two UPVC double glazed windows and UPVC double glazed door to the side passage.

### Downstairs WC

Low flush WC and wash hand basin with part tiled walls and UPVC double glazed window to the side aspect.

### First Floor Landing

A carpeted landing space with UPVC double glazed window to the side aspect and access to the loft hatch.

### Bedroom One

13'7" x 10'6" (4.15m x 3.21m )

A double bedroom, with laminate flooring, radiator and UPVC double glazed bay window to the front aspect.

### Bedroom Two

12'8" x 10'6" (3.88m x 3.21m )

A double bedroom, with carpeted flooring, radiator and UPVC double glazed window to the rear aspect.

### Bedroom Three

7'10" x 6'11" (2.40m x 2.13m )

UPVC double glazed window to the front aspect, carpet flooring, and radiator.

### Bathroom

Incorporating a pedestal wash hand basin, bath with mains powered shower above, fully tiled walls, radiator and UPVC double glazed window to the rear aspect.

### Separate WC

Low flush WC and wash hand basin, fully tiled walls and UPVC double glazed windows to the side aspect.

### Outside

To the front of the property is a paved driveway, with walled frontage and gated access to the rear garden. The enclosed rear is primarily lawned with a paved seating area and fenced boundaries.

### Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

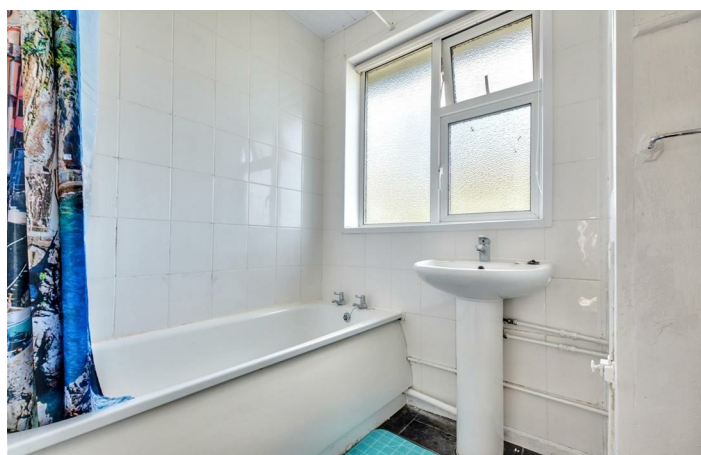
Accessibility/Adaptions: None

Does the property have spray foam in the loft?: No

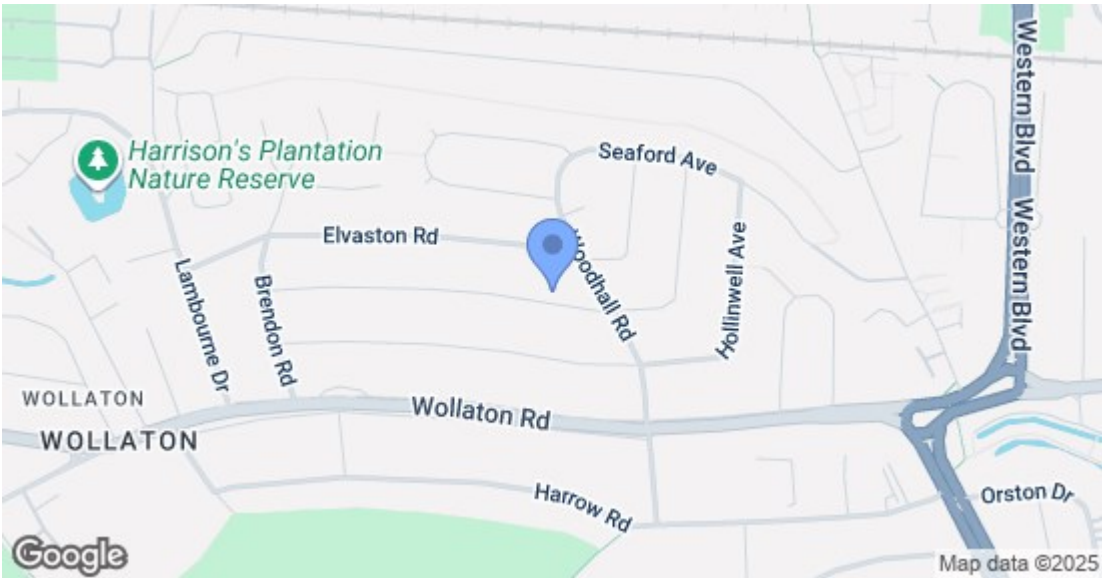
Has the Property Flooded?: No

### Disclaimer:

These details and Key facts 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. Full material information is available in hard copy upon request.



Robert Ellis  
ESTATE AGENTS



| 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                     |         |           |
|                                                                 | 72      | 77        |
| 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                         |         |           |

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