

Redruth Close,  
, Nottingham  
NG8 4NE

**£220,000 Freehold**



A well maintained three bedroom, semi detached home with a block paved driveway to the front providing ample parking and an enclosed rear garden.

Situated in a popular and convenient location, readily accessible for a variety of local shops and amenities including, schools, transport links and Harvey Hadden sports village, this fantastic property is considered ideal for a variety of purchasers including; first time buyers, young professionals, families and investors.

In brief the internal accommodation comprises: entrance hall, living room, dining room, kitchen, and shower room to the ground floor. Then rising to the first floor are three well proportioned bedrooms and family bathroom.

Outside to the front of the property there is a block paved driveway providing ample parking for multiple vehicles and a side access gate leading to the private and enclosed rear garden which features a paved patio area and two useful brick built storage cupboards.

Offered to the market with the benefit of UPVC double glazing and gas central heating through, this ready to move into property is well worthy of a early internal viewing in order to be fully appreciated.



#### Entrance Hallway

UPVC double glazed entrance door, laminate flooring, stairs rising to the first floor, radiator, useful under stair storage cupboard and doors leading into the living room and kitchen.

#### Living Room

13'8" x 10'4" (4.18m x 3.17m )

UPVC double glazed window to the front, laminate flooring, radiator and door leading into the dining room.

#### Dining Room

16'9" x 10'4" (5.13m x 3.17m )

laminate flooring, two radiators, door leading into the kitchen, UPVC double glazed French doors leading to the rear garden and a door leading into the Shower Room.

#### Shower Room

Fitted with a wall mounted electric shower, pedestal wash hand basin, low level WC, part tiled walls and obscured UPVC double glazed window to the rear.

#### Kitchen

10'0" x 9'9" (3.05m x 2.99m)

Fitted with a range of modern wall, base and drawer units, work surfacing, composite sink and drainer unit with flexi tap. cooker point with extractor hood over, space and plumbing for washing machine, further useful appliance space, complementary tiling to the floors, wall mounted combination boiler, spot lights to ceiling, UPVC double glazed window to the side and UPVC double glazed to the side.

#### First Floor Landing

Stairs rising from the ground floor, useful attic access, storage cupboard and doors leading into the bedrooms and bathroom.

#### Bedroom One

14'0" x 8'7" (4.29m x 2.64m)

UPVC double glazed window to the rear, laminate flooring, storage cupboard and radiator.

#### Bedroom Two

10'9" x 9'11" (3.29m x 3.03m )

UPVC double glazed window to the front, laminate flooring, storage cupboard and radiator.

#### Bedroom Three

9'6" x 6'9" (2.90m x 2.08m )

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

#### Bathroom

Fitted with a three piece suite comprising; panelled bath with shower over, pedestal wash hand basin, low level WC, laminate flooring, wall mounted heated towel rail and obscured UPVC double glazed window to the rear.

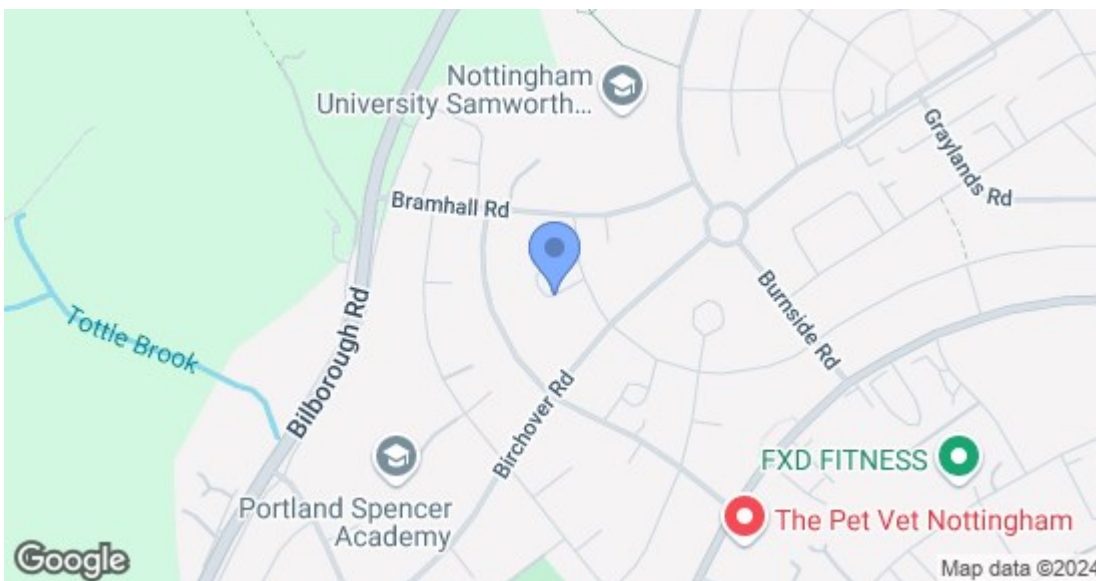
#### Outside

Outside to the front of the property there is a block paved driveway providing ample parking for multiple vehicles and a side access gate leading to the private and enclosed rear garden which features a paved patio area and two useful brick built storage cupboards.

#### Council Tax Band

Nottingham City Council Band A





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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
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			
<b>England &amp; Wales</b>		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.