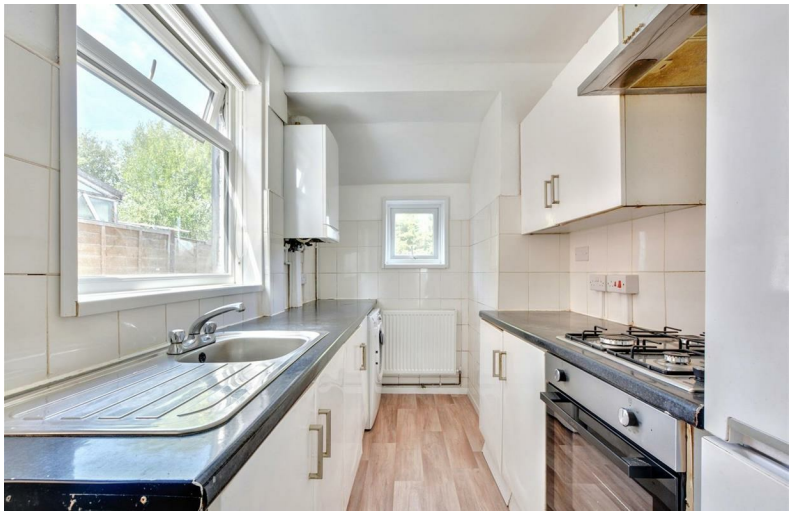
Robert Ellis

look no further...



Runswick Drive,
Wollaton, Nottingham
NG8 1JD

£350,000 Freehold

0115 922 0888

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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 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.

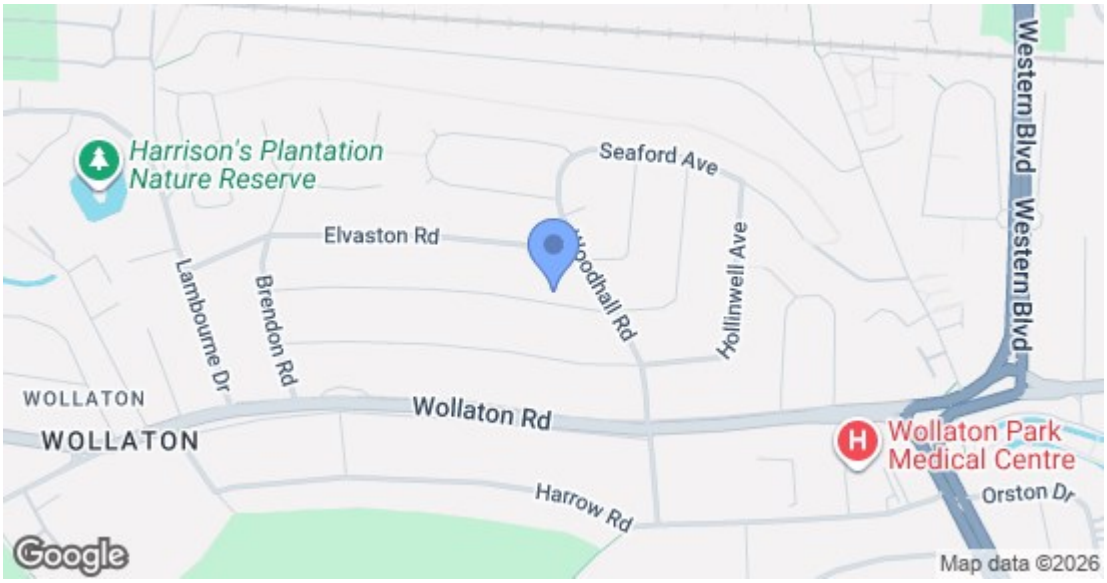
Bathroom
Incorporating a pedestal wash hand basin, bath with mains powered shower above, fully tiled walls, radiator and UPVC double glazed window to the rear aspect.

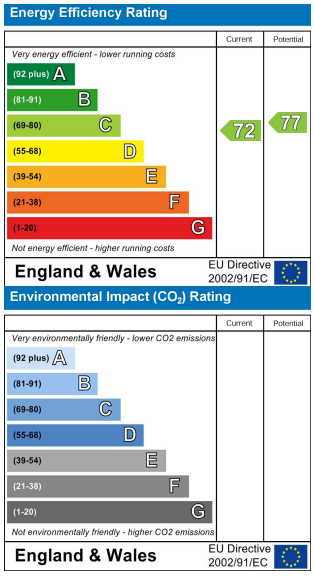
Separate WC
Low flush WC and wash hand basin, fully tiled walls and UPVC double glazed windows to the side aspect.

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.





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