

HoldenCopley

PREPARE TO BE MOVED

Revelstoke Avenue, Rise Park, Nottinghamshire NG5 5AF

Guide Price £200,000

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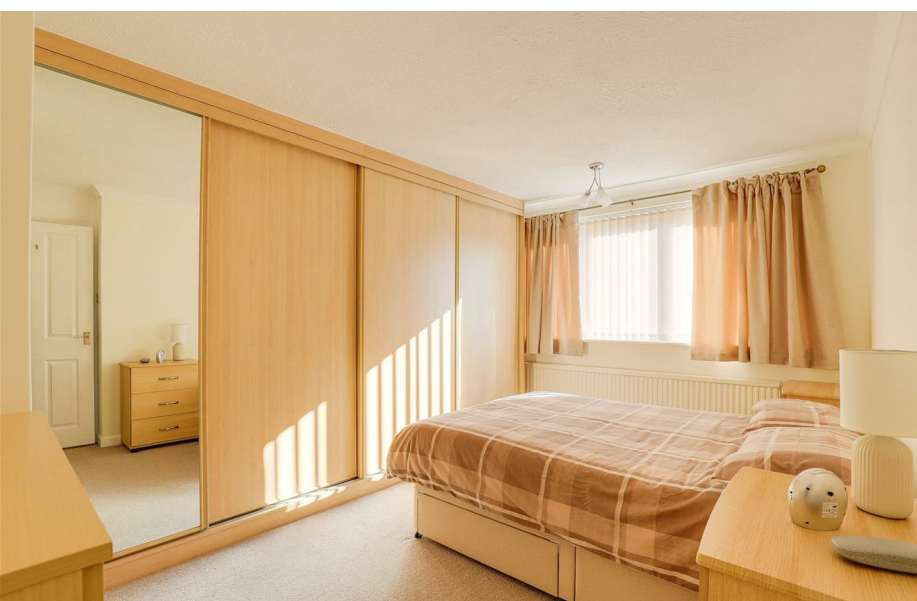


GUIDE PRICE £200,000 - £220,000

This immaculately presented three-bedroom mid-terrace house is the perfect opportunity for a first-time buyer looking for a move-in-ready home. Ideally situated within close proximity to a variety of local amenities, including the scenic Bestwood Country Park, shops, excellent transport links, and great school catchments, this property offers both comfort and convenience. The ground floor offers a hallway that leads into a spacious living room, ideal for relaxing or entertaining. At the rear, the modern fitted kitchen boasts sleek finishes and ample storage, providing the perfect space for cooking and dining. Upstairs, the first floor comprises three well-proportioned bedrooms, along with a three-piece bathroom suite. For added practicality, the loft can be accessed via a drop-down ladder, offering excellent additional storage space. The front of the property features block-paved area with a fence-panelled boundary and a single gate. Opposite the house, there is the added benefit of off-street parking, with an allocated parking space. To the rear, the low-maintenance patio garden is perfect for outdoor relaxation, complete with a practical shed for storage. The property is also fitted with a water meter, ensuring efficient management of utilities. This home offers a fantastic combination of modern style, convenience, and easy upkeep, making it ideal for those looking to take their first step onto the property ladder.

MUST BE VIEWED





- Mid Terrace House
- Three Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen
- Three Piece Bathroom Suite
- Private Low Maintenance Rear Garden
- Nearby Great School Catchments
- Excellent Transport Links
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Entrance Hall

7'3" x 5'10" (2.23m x 1.78m)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, a built-in cupboard and a single UPVC door providing access into the accommodation.

Living Room

14'6" x 13'10" (4.42m x 4.23m)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a feature fireplace and coving.

Kitchen

9'8" x 17'10" (2.97m x 5.46m)

The kitchen has a range of fitted base and wall units with worktops, an integrated oven, an electric hob with an extractor hood, a stainless steel sink and a half with a drainer, space and plumbing for a washing machine and tumble dryer, space for a fridge-freezer, wood-effect flooring, a radiator, a wall-mounted combi boiler, space for a dining table set, coving, UPVC double-glazed windows to the rear elevation and a UPVC single door providing access out to the garden.

FIRST FLOOR

Landing

6'5" x 7'4" (1.98m x 2.26m)

The landing has carpeted flooring, access to the loft via a drop-down ladder and provides access to the first floor accommodation.

Master Bedroom

9'4" x 13'9" (2.87m x 4.21m)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, fitted sliding door wardrobes and coving.

Bedroom Two

11'4" x 10'1" (3.46m x 3.08m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring and a radiator.

Bedroom Three

10'0" x 7'2" max (3.06m x 2.20m max)

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and built-in wardrobes.

Bathroom

6'4" x 7'8" (1.94m x 2.35m)

The bathroom has a low level concealed flush W/C, a wash basin with fitted storage, a walk-in shower enclosure with an electric shower, tiled-effect flooring, partially tiled walls, a heated towel rail, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

The front of the property is block paved with a fence panelled boundary and a single gate.

Rear

To the rear of the property is a private patio garden with a fence panelled boundary, a shed, external lights and a single wooden lockable gate.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – All 4G & 5G, some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band B

This information was obtained through the directgov website.

HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

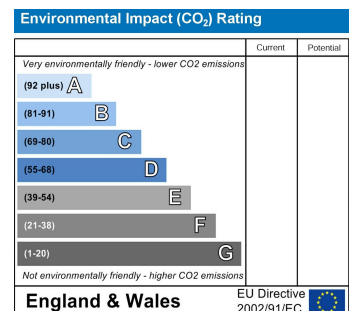
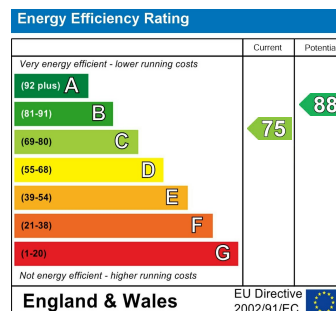
The vendor has advised the following:

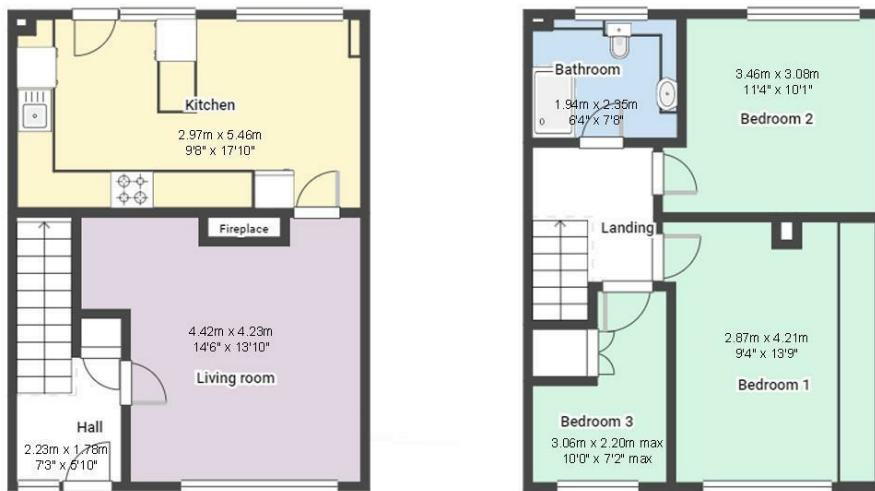
Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.





FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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