

# HoldenCopley

PREPARE TO BE MOVED

Ravensmore Road, Sherwood, Nottinghamshire NG5 2AH

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Guide Price £230,000 - £335,000



Ravensmore Road, Sherwood, Nottinghamshire NG5 2AH





GUIDE PRICE £230,000 - £250,000

NO UPWARD CHAIN...

Step into this three-bedroom detached bungalow, now available to the market with no upward chain. Nestled in a desirable location, this property offers endless possibilities for customisation, allowing you to put your own stamp on the property. As you enter, you'll be greeted by an entrance hall leading to a spacious living room. Adjacent, the dining room presents an inviting space, seamlessly flowing into the fitted kitchen, complete with a convenient store room and rear porch. Also to the ground floor, discover three comfortable bedrooms which are accompanied by a three-piece bathroom suite. Outside to the front is a private driveway ensuing off-road parking, while across the road is a separate driveway & garage offer additional parking options and to the rear is a private enclosed garden. The property includes an additional adjacent piece of land, approximately 55sqm in size. Nestled in a sought-after location with close proximity to local amenities, including shops, restaurants and schools, boasting excellent transport links with easy access to major roads and public transportation for seamless journeys to Nottingham City Centre.

MUST BE VIEWED







- Detached Bungalow
- Three Bedrooms
- Spacious Living Room
- Dining Room
- Fitted Kitchen With A  
Separate Pantry
- Three-Piece Bathroom Suite
- Two Separate Driveways &  
Garage
- Private Enclosed Garden
- Popular Location
- Must Be Viewed











ACCOMMODATION

Entrance Hall

5\*7" x 24\*11" (1.72m x 7.6m)

The entrance hall has carpeted flooring, a radiator, a loft hatch and a single UPVC door providing access into the accommodation

Living Room

20\*9" x 9\*10" (6.35m x 3.02m)

The living room has carpeted flooring, a TV point, two radiators, UPVC double-glazed windows to the side and rear elevations and UPVC double French doors providing access to the rear garden

Dining Room

10\*3" x 10\*6" (3.14m x 3.22m)

The dining room has carpeted flooring, a radiator and a UPVC double-glazed window to the side elevation

Kitchen

10\*3" x 10\*5" (3.14m x 3.18m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer, space for an oven, space for a fridge freezer, space and plumbing for a washing machine, tiled splashback, two UPVC double-glazed windows to the side and rear elevations, a further window to the side elevation and a single UPVC door providing access to the rear porch

Rear Porch

5\*5" x 12\*2" (1.67m x 3.71m)

The rear porch has a polycarbonate roof and two single doors, one providing access to the front elevation and the other providing access to the rear garden

Store Room

6\*5" x 12\*2" (1.98m x 3.71m)

The store room has space for a tumble dryer, two windows to the side and rear elevations and provides ample storage space

Master Bedroom

11\*10" x 10\*11" (3.61m x 3.35m)

The master bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the front elevation

Bedroom Two

10\*0" x 11\*8" (3.05m x 3.57m)

The second bedroom has carpeted flooring, a radiator and two UPVC double glazed windows to the front and side elevations

Bedroom Three

8\*11" x 9\*11" (2.73m x 3.04m)

The third bedroom has carpeted flooring and a UPVC double-glazed window to the side elevation

Bathroom

7\*0" x 5\*11" (2.15m x 1.82m)

The bathroom has a low-level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted shower fixture, two in-built storage cupboards that houses the combi boiler, a radiator, partially tiled walls and a UPVC double-glazed obscure window to the rear elevation

OUTSIDE

Front

To the front of the property is a driveway providing ample off-road parking, a garden area with plants and shrubs and access to a separate driveway and garage.

Rear

To the rear of the property is a private enclosed garden with a stone paved patio area, a lawn, a range of plants and shrubs, a shed, a brick-built outhouse, courtesy lighting and panelled fencing

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 download speed 1000Mbps and Upload speed 220Mbps

Phone Signal – Good coverage of Voice, 3G, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band C

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.

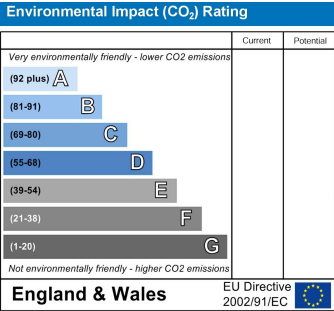
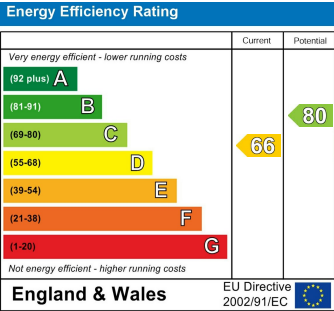
The vendor has advised the following:

Property Tenure is Freehold

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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.

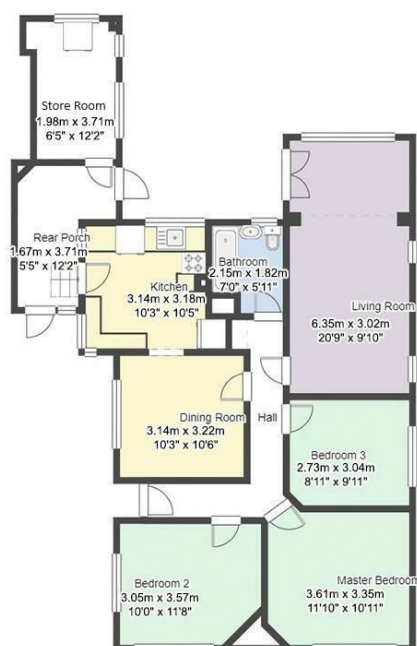
Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available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





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The plot of land is 55 square meters

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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