



Offers Over £185,000

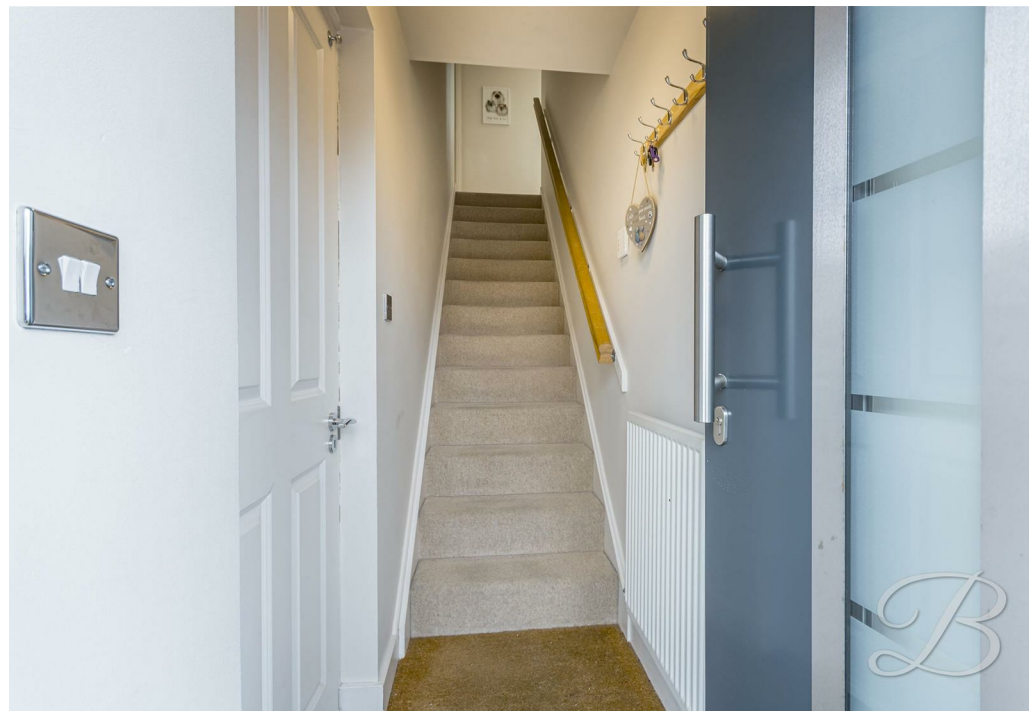
CHAPEL LANE | RAVENSHEAD | NOTTINGHAM | NG15 9DR

BuckleyBrown
ESTATE AGENTS

LOCATION, LOCATION!.. This wonderful two bedroomed coach house has been beautifully presented from top to bottom with a superb range of modern and homely features that will have you in awe from the moment you step inside! Not only that, but this excellent property is positioned brilliantly in the desirable area of Ravenshead, on a private road on Chapel Lane, just a short journey from lovely local pubs, days out at Newstead Abbey, and transport links to Nottingham city centre and surrounding areas! We are certain this will be your favourite!

The ground floor accommodation will definitely impress, boasting a spacious integrated garage for additional storage. On the first floor, the open plan layout works perfectly for entertaining and is certainly one of our favourite features of this property. Starting with the living/dining room, you will be pleased to find a great deal of space for all of your furnishings, as well as windows to both the front and rear elevations, allowing ample natural light. The kitchen is fitted with a range of modern wall and base units, along with an integrated microwave and plumbing for a dishwasher. Moving on further, you will gain access to two well-presented bedrooms, all of which offer a fantastic blank canvas awaiting your personal touch! In addition, you'll find a contemporary shower room fitted with a three piece suite. What's not to love?

Outside hosts a gravelled frontage and driveway, providing useful off-street parking. Call today to arrange a viewing!





Kitchen 8'9" x 8'9"
Fitted with shaker style wall and base units, work surface, inset sink with mixer tap above, splash back, integrated microwave, space for a dishwasher and window to the front elevation.

Living Room/Dining Room 9'2" x 18'6"
With laminate flooring, central heating radiator and window to the front and rear elevation.

Landing
With carpet to flooring, central heating radiator and a window to the rear elevation.



Bedroom One 9'8" x 9'8"
With carpet to flooring, central heating radiator and window to the front elevation.

Bedroom Two 6'0" x 8'5"
With carpet to flooring, central heating radiator and window to the rear elevation.

Shower Room 6'1" x 6'8"
Fitted with a low flush WC, enclosed shower, pedestal sink and full height tiling.

Outside
With a driveway providing off-street parking and an integral garage.



Ground Floor
24sq.m / 256.72sq.ft
Approx.

First Floor
51sq.m / 553.81sq.ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

| 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 | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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