



Offers Over £180,000 Freehold

WOODSIDE GARDENS | RAVENSHEAD | NOTTINGHAM | NG15 9GF

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ESTATE AGENTS

**MAKE YOURSELF AT HOME!...**This delightful two-bedroom end-terrace home is located in a desirable area with links to Nottingham city centre. From the moment you step through the door, you will instantly feel at home in this lovely property, which will be perfect for a first-time buyer to modernise and create something really special.

Firstly, you will fall in love at first glance with the living room, benefiting from a bay window to the front that flows through ample natural light, creating a great space to sit down with the family. Leading nicely from here is a fantastic kitchen complete with a range of neutral-toned cabinets and units, a work surface that provides ample preparation space, and an integrated fridge freezer. Together with a door, which conveniently leads into the porch and provides access to the rear garden.

Let's head upstairs, where you will find two bedrooms that offer lots of versatility and potential. To complete this floor, there is a well-sized family bathroom.

Outside is just as wonderful too, located on a lovely plot with an established garden to the rear with a patio area, maintained lawn, and shrubbery. Offering lots of space to be enjoyed. As well as a handy garage for extra storage.

This home won't be around for long; call now to arrange a viewing!





Living Room 13'6" x 16'11"  
With carpet to flooring, central heating radiator and a bay window to the front elevation.

Kitchen/Dining Room 13'6" x 8'3"  
Fitted with neutral toned wall and base units, work surface, gas hob, extractor fan, inset sink with mixer tap above, integrated oven and fridge freezer. With a central heating radiator, laminate flooring, window to the rear elevation and door leading into the porch.

Bedroom One 10'5" x 14'0"  
With carpet to flooring, central

heating radiator, storage cupboard and window to the front elevation.

Bedroom Two 7'5" x 11'2"  
With carpet to flooring, central heating radiator, fitted wardrobe and window to the rear elevation.

Bathroom 6'0" x 7'10"  
Complete with a panelled bath, overhead shower, low flush WC, pedestal sink and an opaque window.

Outside

With an established garden to the rear with a patio area, maintained lawn and shrubbery. There is a handy

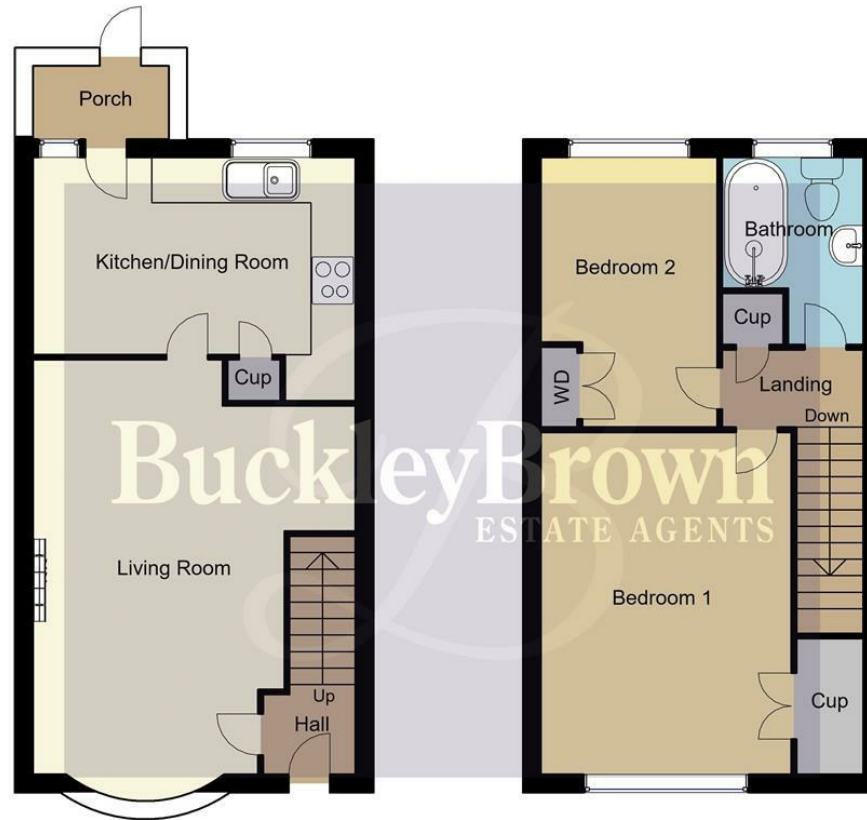


garage and a reserved parking space in front.



Ground Floor  
37sq.m/400.66sq.ft  
Approx.

First Floor  
34sq.m/370.84sq.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. Specially 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) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>70</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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