



 3

 1

 1

 C

DavidJames
the estate agent

Mansfield Road, Redhill, Nottingham, NG5 8NA

Guide Price £260,000

About This Property

This traditional semi-detached house in Redhill is offered for sale with no upward chain, providing an excellent opportunity for buyers. The property boasts three bedrooms, including two spacious double bedrooms, both featuring fitted wardrobes for ample storage.

Upon entering the home, you're greeted by an entrance porch with quarry tiled flooring, leading to a hallway with stairs to the first floor. The ground floor features a generous L-shaped lounge and dining room, complete with a central fireplace with an electric fire, and patio doors opening onto the rear garden. The breakfast kitchen is fitted with a range of Oak panelled units and integrated appliances including an oven, hob and extractor fan.

The bathroom is fitted with a four-piece suite, including a shower off mixer taps. Additional features include gas central heating, UPVC double glazing and an alarm system for added peace of mind.

Outside, the property benefits from a block paved driveway providing off-road parking, a garage with an electric roller door and internal access to the hallway, as well as a utility area to the rear of the garage. The enclosed rear garden is mainly laid to lawn with block paved patio areas, ideal for outdoor dining or relaxing, and there is the added convenience of an outside WC.

Conveniently located next to a frequent bus route, this property offers excellent transport links, making it ideal for commuters.



- Traditional style semi detached house sold with no upward chain
- Three bedrooms, including two double bedrooms with fitted wardrobes
- Entrance porch with quarry tiled flooring, hallway with stairs to the first floor
- L-shaped lounge/dining room with central fireplace with electric fire and patio doors to the rear garden
- Breakfast kitchen with a range of Oak panelled units, integrated oven, hob and extractor
- Bathroom/WC with four piece suite and shower off mixer taps
- Gas central heating, UPVC double glazing, alarm system
- Driveway provides off road parking, garage with electric roller door and pedestrian access to the hallway as well as utility area to the rear
- Enclosed lawned rear garden with block paved patio areas and outside WC
- Situated next to a frequent bus route





Floor 0



Floor 1



Approximate total area*
92.38 m²
994.37 ft²

Reduced headroom
0.32 m²
3.44 ft²

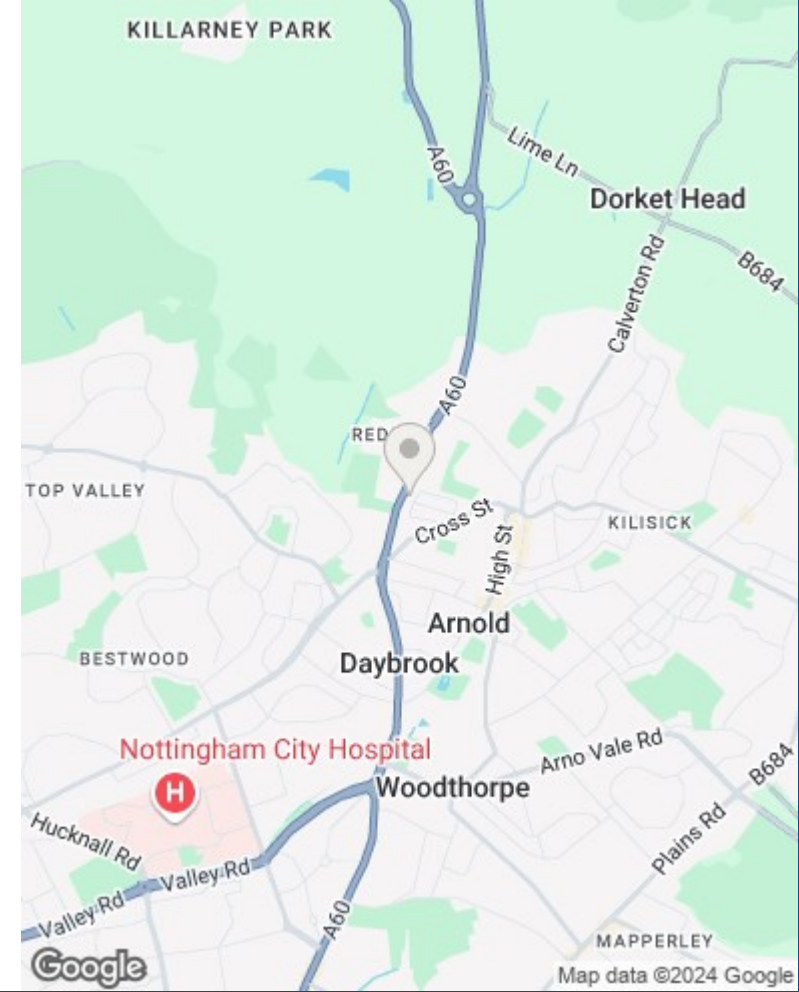
(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property. All services, together with electrical fittings or fitted appliances have NOT been tested. All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only. The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing. If you have a property to sell you may wish to take advantage of our free valuation service. David James Estate Agents 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 company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).

Council Tax Band: B
Gedling Borough Council
Freehold



David James Estate Agents
100 Front Street, Nottingham, NG5 7EJ
t: 0115 955 5550 e: arnold@david-james.com

