

HoldenCopley

PREPARE TO BE MOVED

Kighill Lane, Ravenshead, Nottinghamshire NG15 9HN

Guide Price £190,000 - £230,000

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GUIDE PRICE: £190,000 - £210,000

PERFECT FIRST TIME BUY OR INVESTMENT...

This two bedroom semi-detached house is beautifully presented throughout having undergone a full renovation, making it ready for the new owners to simply drop their bags and move straight in. Situated in the highly sought-after village of Ravenshead, the property benefits from being within close proximity to excellent schools, local shops, eateries and leisure facilities, as well as easy commuting links into Nottingham City Centre and the surrounding areas. To the ground floor, the property comprises an entrance hall, a bright and spacious living room open plan to a modern fitted kitchen diner, which in turn flows into a conservatory currently used as a play room. The first floor offers two well-proportioned bedrooms serviced by a stylish three-piece bathroom suite. Outside to the front of the property is a substantial driveway providing ample off-road parking for up to six vehicles, complete with an electric car charging point and access to a garage at the rear. To the back is a private south-facing garden with a low-maintenance artificial lawn and a fence panelled boundary, creating the perfect space for entertaining or relaxing.

MUST BE VIEWED





- Renovated Semi-Detached House
- Two Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen Diner
- Conservatory / Play Room
- Three-Piece Bathroom Suite
- Large Driveway With Ample Space For Parking
- Single Garage
- Low Maintenance, South-Facing Garden
- Popular Location





GROUND FLOOR

Entrance Hall

4*2" x 3*11" (1.28m x 1.21m)

The entrance hall has laminate flooring, carpeted stairs, a panelled feature wall, obscure windows to the side elevation, and a single door providing access into the accommodation.

Living Room

10*11" x 11*10" (3.35m x 3.62m)

The living room has a double-glazed window to the front elevation, carpeted flooring, a radiator, a recessed chimney breast alcove with a feature electric fireplace, tiled hearth, a TV point, and open access into the kitchen diner.

Kitchen Diner

10*11" x 14*2" (3.34m x 4.32m)

The kitchen has a range of fitted shaker-style base and wall units with laminate worktops, a stainless steel sink with a movable swan neck mixer tap and drainer, an integrated oven with an electric hob, an integrated fridge freezer, an integrated washing machine, space for a dining table, a radiator, a panelled feature wall, laminate flooring, a double-glazed window to the side elevation, and a single UPVC door into the play room / conservatory.

Play Room

6*2" x 10*4" (1.88m x 3.16m)

The play room has tiled flooring, exposed beams on the ceiling, stained-glass windows to the rear elevation, and a single door providing access to the rear garden.

FIRST FLOOR

Landing

2*3" x 5*10" (0.69m x 1.78m)

The landing has a double-glazed window to the side elevation, carpeted flooring, and provides access to the first floor accommodation.

Master Bedroom

12*0" x 11*1" (3.66m x 3.39m)

The main bedroom has a double-glazed window to the front elevation, carpeted flooring, a radiator, and an in-built wardrobe.

Bedroom Two

11*2" x 7*10" (3.42m x 2.41m)

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

Bathroom

8*1" x 5*10" (2.48m x 1.78m)

The bathroom has a low level dual flush WC, a vanity unit wash basin with fitted storage and tiled splashback, a L-shaped bath with an overhead rainfall shower and a shower screen, waterproof splashback, tiled flooring, a heated towel rail, a singular recessed spotlight, access to the loft, an extractor fan, and a double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway for multiple cars, a wall-mounted electric car charging point, external lighting, and access into the garage.

Garage

17*1" x 8*6" (5.22m x 2.60m)

The garage has an up and over door provides access to the front driveway.

Rear

To the rear of the property is a private enclosed garden with a stone patio area, various plants and shrubs, an artificial lawn, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband Networks Available - Virgin Media, Openreach
Broadband Speed - Ultrafast available - 1000 Mbps (download) 100 Mbps (upload)
Phone Signal – Ok coverage for 4G / Limited for 5G
Electricity – Mains Supply

Water – Mains Supply
Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years+
Flood Risk Area - Very low risk
Non-Standard Construction – No
Other Material Issues – Asbestos roof on garage and back room.
Any Legal Restrictions – No

DISCLAIMER

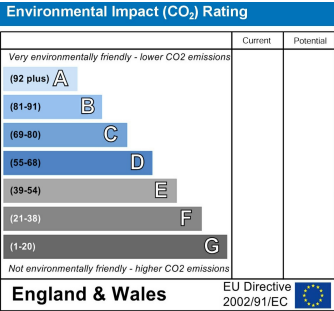
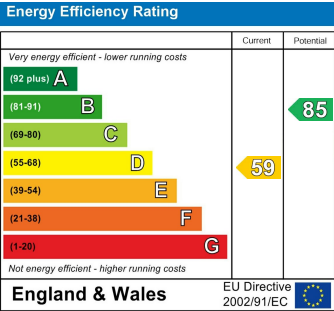
Council Tax Band Rating - Gedling Borough Council - Band B
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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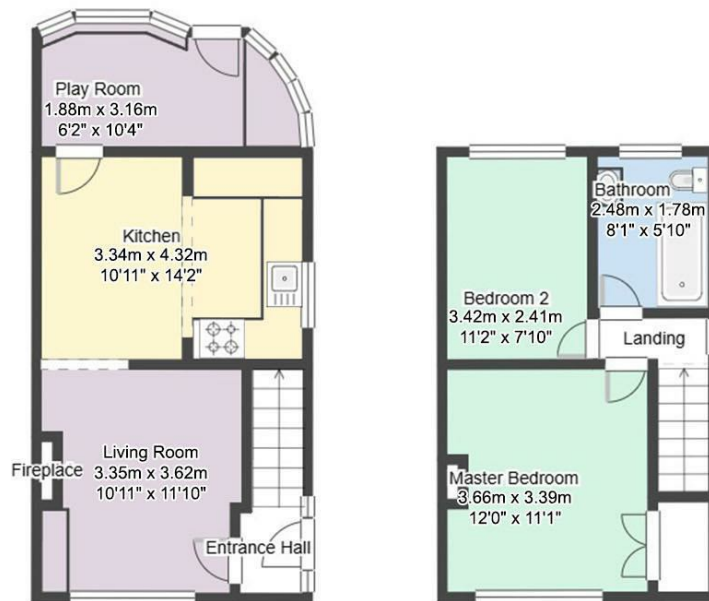
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence 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.

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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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