



Henry Street  
Redhill, Nottingham NG5 8JW

**£250,000 Freehold**

A THREE BEDROOM SEMI DETACHED  
HOME FOR SALE SITUATED IN REDHILL,  
NOTTINGHAM!



This charming three-bedroom semi-detached home is situated in a highly sought-after location in Redhill, Nottingham, just a stone's throw away from local schools, transport links, shops, and Arnold Town Centre. Ideal for families and commuters alike, this well-presented property offers convenient access to everything you need.

As you enter the property, you are greeted by a welcoming entrance hall leading to the first floor and a spacious lounge. The lounge provides a perfect space for relaxation and entertaining, with a light and airy feel. From the lounge, you'll find the kitchen and dining room, offering an excellent area for family meals. The bathroom is conveniently located off the dining room.

Upstairs, the property boasts three good-sized bedrooms, each offering ample space and natural light, making them perfect for families or individuals seeking comfortable living.

To the front of the property, there is a driveway with space for one car, while to the rear, you'll find a generously sized private garden, ideal for outdoor activities, gardening, or simply unwinding in privacy.

This property is a must-view and is sure to appeal to a wide range of buyers. Don't miss out on this fantastic opportunity, book your viewing today!



### Front of Property

To the front of the property there is a driveway providing off the road parking for up to two cars, lawned garden, walled boundaries.

### Entrance Hallway

UPVC entrance door to the front elevation giving access to the entrance hallway comprising laminate floor covering, wall mounted radiator, carpeted staircase leading to the first floor landing, door leading off to lounge.

### Lounge

14'11" x 12'4" approx (4.56 x 3.77 approx)

Double glazed bay fronted window to the front elevation, laminate floor covering, TV point, coving to the ceiling, wall mounted radiator, door to the kitchen.

### Kitchen

10'0" x 9'5" approx (3.06 x 2.89 approx)

A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, wood effect laminate floor covering, electric oven with four ring gas hob above and cooker hood over, door to pantry, double glazed window to the side elevation, space and point for fridge freezer, archway to the dining room.

### Dining Room

10'10" x 14'11" approx (3.31 x 4.57 approx)

Carpeted flooring, wall mounted radiator, TV point, double glazed window to the side and rear elevations, double glazed door to the rear elevation, door to downstairs bathroom.

### Downstairs Bathroom

5'6" x 9'10" approx (1.70 x 3 approx)

Tiled flooring, WC, tiled splashbacks, vanity wash hand basin with separate hot and cold taps, heated towel rail, bath with mixer tap and shower attachment.

### First Floor Landing

Carpeted flooring, doors leading off to rooms.

### Bedroom One

12'5" x 11'11" approx (3.79 x 3.65 approx)

Double glazed window to the front elevation, wall mounted radiator, laminate floor covering.

### Bedroom Two

6'11" x 8'0" approx (2.12 x 2.45 approx)

Double glazed window to the rear elevation, wall mounted radiator, carpeted flooring.

### Bedroom Three

11'2" x 8'4" approx (3.41 x 2.55 approx)

Double glazed window to the rear elevation, wall mounted radiator, laminate floor covering.

### Rear of Property

To the rear of the property there is an enclosed rear garden with pebbled area with stepping stones leading to the large lawned space, shed, fencing to the boundaries.

### Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

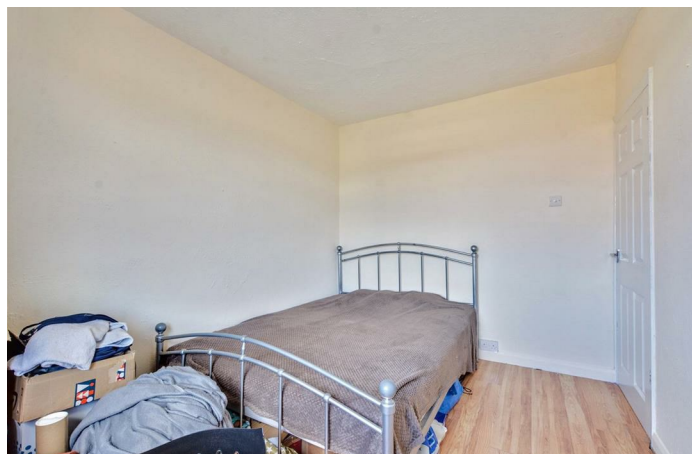
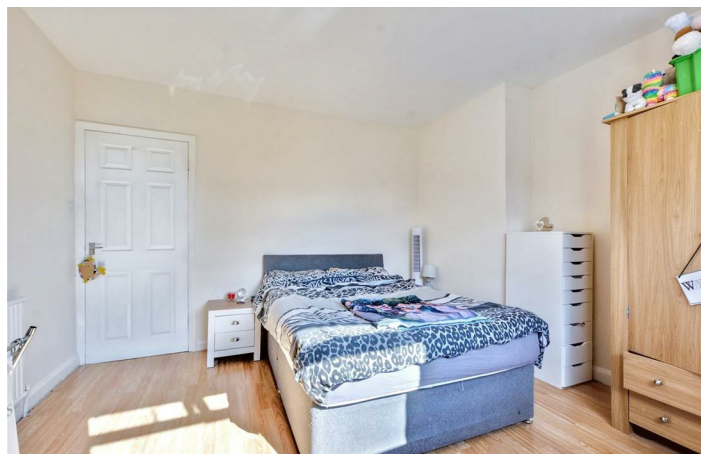
Flood Risk: No flooding in the past 5 years

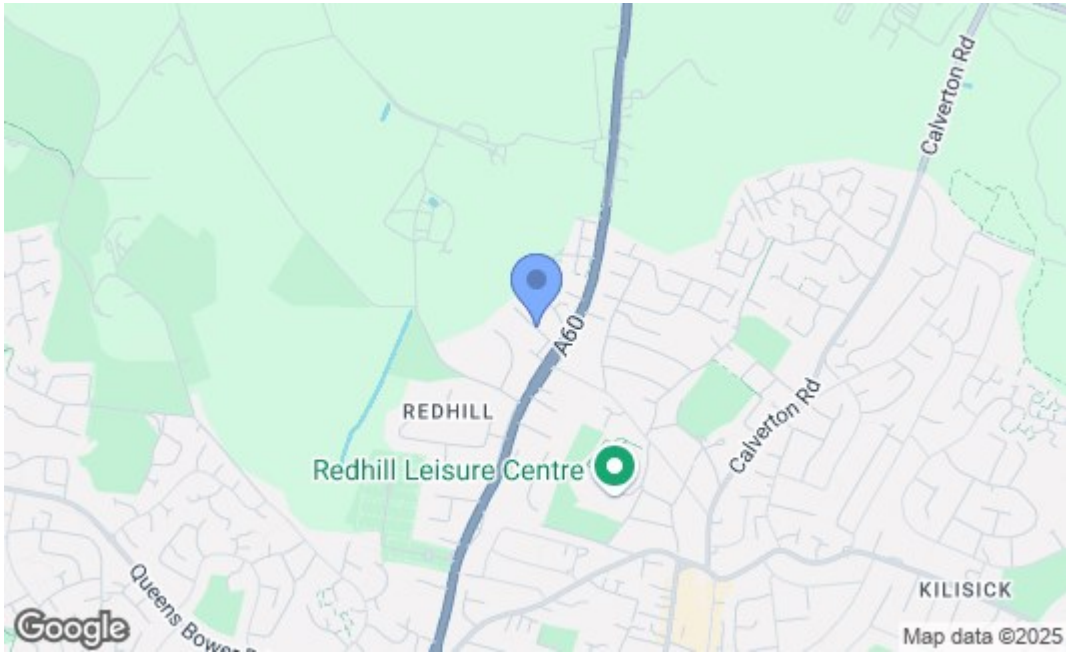
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.