



Rock Court,
, Nottingham
NG6 0LH

£180,000 Freehold



From the moment you walk through the door, this property offers a sense of comfort and practicality. A downstairs WC adds everyday convenience, while the front-facing kitchen boasts integrated appliances and clean, modern finishes which ideal for whipping up weeknight meals or weekend brunches.

Toward the rear, the living space unfolds into a bright and character-filled lounge. Exposed beams add a rustic touch to an otherwise airy and welcoming room—just right for quiet nights in or casual gatherings.

Upstairs, three versatile bedrooms can easily adapt to your needs—whether that's creating a peaceful main suite, a home office, or extra space for guests or little ones. The bathroom is fresh and up-to-date, featuring a stylish three-piece suite with modern fittings.

Step outside to a fully enclosed garden, offering peace of mind for families and pet owners alike. With a private driveway and garage, you'll also have plenty of room for parking and storage.

This home strikes the perfect balance between comfort, style, and functionality—whether you're starting out, downsizing, or investing. Viewings are available—come see what makes this place stand out.



Entrance Hallway

Composite entrance door to the front elevation leading into the entrance hallway comprising, carpeted staircase leading to the first floor landing, wall mounted radiator, tiled flooring, UPVC double glazed window to the side elevation, doors leading off to:

Downstairs WC

5'7" x 4'7" approx (1.72 x 1.41 approx)

UPVC double glazed window to the front elevation, wall mounted radiator, WC, vanity wash hand basin with mixer tap over, tiled flooring.

Kitchen

7'2" x 9'2" approx (2.19 x 2.81 approx)

Tiled flooring, UPVC double glazed window to the front elevation, tiled splashbacks, a range of wall and base units with worksurfaces over incorporating a sink drainer unit with mixer tap over, space and point for a cooker, wall mounted radiator, extractor hood, space and point for a fridge freezer.

Lounge

9'2" x 16'4" approx (2.81 x 4.99 approx)

Carpeted flooring, electric fire, composite door to the rear elevation, UPVC double glazed window to the rear elevation, two wall mounted radiators, under-stairs storage cupboard, picture rail, wooden beams.

First Floor Landing

Access to the loft, carpeted flooring, storage cupboard, doors leading off to:

Bedroom One

8'8" x 13'5" approx (2.66 x 4.10 approx)

Carpeted flooring, wall mounted radiator, built-in storage, UPVC double glazed window to the front elevation.

Bedroom Two

11'10" x 9'1" approx (3.61 x 2.77 approx)

Carpeted flooring, wall mounted radiator, built-in wardrobes, UPVC double glazed window to the rear elevation.

Bedroom Three

8'0" x 6'8" approx (2.44 x 2.05 approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed window to the rear elevation.

Bathroom

9'4" x 5'8" approx (2.85 x 1.74 approx)

Linoleum flooring, wall mounted radiator, WC, handwash basin with mixer tap over, tiled splashbacks, double glazed window to the side elevation, bath with mains fed shower over.

Garage

9'0" x 16'7" approx (2.75 x 5.08 approx)

Up and over door to the front elevation, access door to rear elevation, power and lighting.

Outside

Front of Property

To the front of the property there is a block paved driveway providing off the road parking, access to the garage.

Rear of Property

To the rear of the property there is an enclosed rear garden with block paved patio area, access to the garage, a range of mature plants and shrubbery planted to the borders, fencing to the boundaries.

Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 4mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

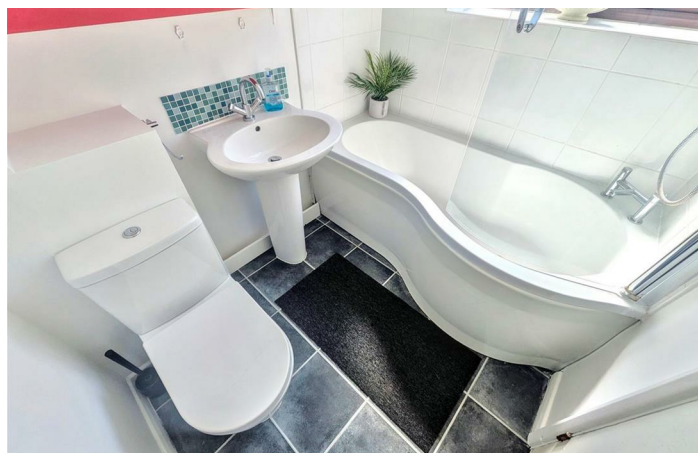
Flood Risk: No flooding in the past 5 years

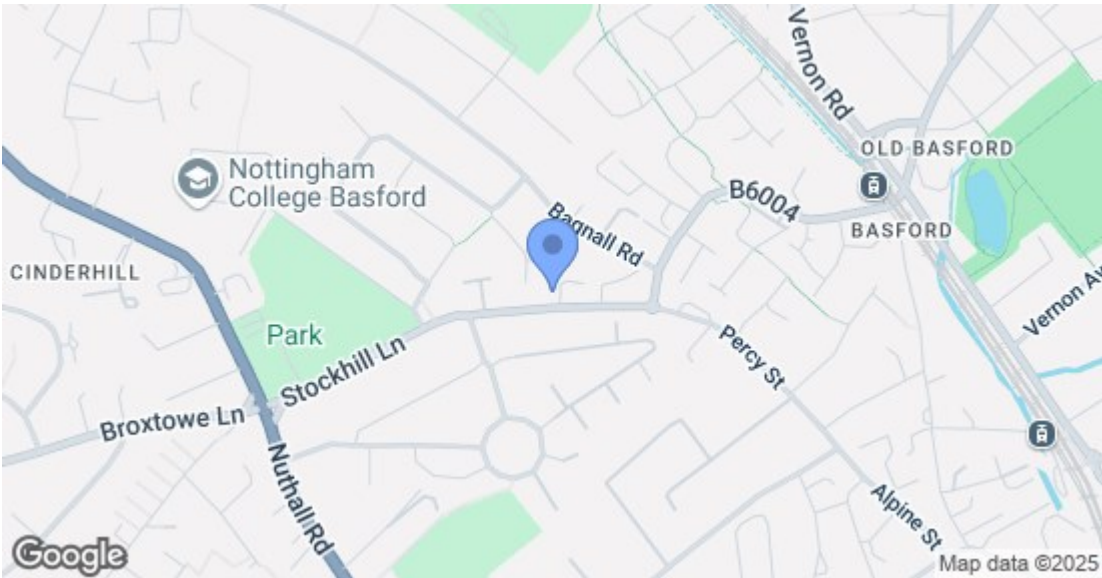
Flood Defences: No

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		87
(81-91) B		
(69-80) C	72	
(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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales 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.