

HoldenCopley

PREPARE TO BE MOVED

Revesby Road, Woodthorpe, Nottinghamshire NG5 4LL

Guide Price £225,000 - £280,000

Revesby Road, Woodthorpe, Nottinghamshire NG5 4LL



GUIDE PRICE £225,000 - £250,000

NO UPWARD CHAIN...

This spacious two-bedroom detached bungalow is offered to the market with no upward chain and provides generous accommodation throughout. Located in a sought-after area, the property is within easy reach of local shops, well-regarded schools, and excellent transport links, making it ideal for a variety of buyers. Inside, the property features a bright bay-fronted reception room and a well-sized fitted kitchen diner with ample storage and worktop space. The kitchen also provides access to a convenient shower room. There are two double bedrooms, both served by a four-piece bathroom suite. In addition, a loft room offers useful extra space for storage or occasional use. Outside, the front of the property benefits from a driveway providing off-road parking, access to a garage, and a well-established garden with mature plants and shrubs. To the rear, you'll find a private garden with a patio seating area, steps leading to a raised patio surrounded by greenery, a garden shed, and a useful garden store room.

MUST BE VIEWED!





- Detached Bungalow
- Two Double Bedrooms
- Spacious Bay-Fronted Reception Room
- Fitted Kitchen Diner
- Bathroom & Shower Room
- Loft Room
- Driveway & Garage
- No Upward Chain
- Sought-After Location
- Must Be Viewed





ACCOMMODATION

Living Room

22*3" max x 11*8" (6.79m max x 3.58m)

The living room has carpeted flooring, two radiators, ceiling coving, two single-glazed windows to the front elevation and a single door providing access into the accommodation.

Kitchen/Diner

27*9" max x 11*7" (8.47m max x 3.55m)

The kitchen diner has a range of fitted base and wall units with rolled-edge worktops and a breakfast bar, a double sink with a mixer tap, an integrated hob, partially tiled walls, two radiators, tiled flooring, access to the shower room, a single UPVC door providing access to the lean-to, two UPVC double-glazed windows to the side and rear elevations and a single UPVC door providing access to the rear garden.

Shower Room

7*7" x 2*6" (2.33m x 0.78m)

The shower room has a shower enclosure with an electric shower fixture, tiled walls, a radiator and tiled flooring.

Lean-To

14*0" x 2*11" (4.28m x 0.90m)

The lean-to has tiled flooring, a polycarbonate roof, an in-built storage cupboard, UPVC double-glazed obscure windows to the side elevation and a single door providing access.

Hall

13*1" max x 6*5" (4.01m max x 1.97m)

The hall has laminate wood-effect flooring, a staircase leading to the loft room.

Master Bedroom

13*10" x 9*5" (4.22m x 2.88m)

The main bedroom has laminate wood-effect flooring, a radiator, ceiling coving, fitted wardrobes and a single-glazed bow window to the front elevation.

Bedroom Two

11*8" x 8*9" (3.58m x 2.69m)

The second bedroom has laminate wood-effect flooring, a radiator, fitted sliding door wardrobes and sliding patio door opening out to the rear garden.

Bathroom

8*10" x 6*1" (2.70m x 1.87m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a bidet, a panelled bath, a radiator, tiled flooring and a UPVC double-glazed obscure window to the rear elevation.

Loft Room

21*0" x 9*7" (6.41m x 2.94m)

The loft space has carpeted flooring, panelled walls, an in-built storage cupboard and two UPVC double-glazed windows to the rear elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway providing off-road parking, access to the garage, access to the lean-to, courtesy lighting and an established garden with plants and shrubs.

Rear

To the rear of the property is an enclosed private garden with a paved patio area, steps leading up to an additional paved patio area bordered by a variety of plants and shrubs, a shed, access to the garden store room, fence panelling, hedge borders and brick-wall boundaries.

Garden Store

8*10" x 6*8" (2.71m x 2.05m)

The garden store room has courtesy lighting, power supply, a polycarbonate roof, a UPVC double-glazed window to the rear elevation and a single door to provide access.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band D

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.

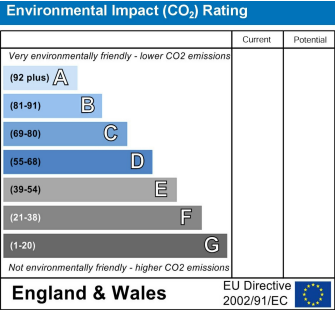
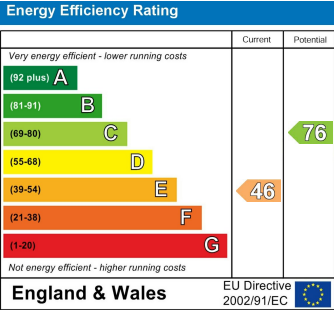
The vendor has advised the following:

Property Tenure is Freehold

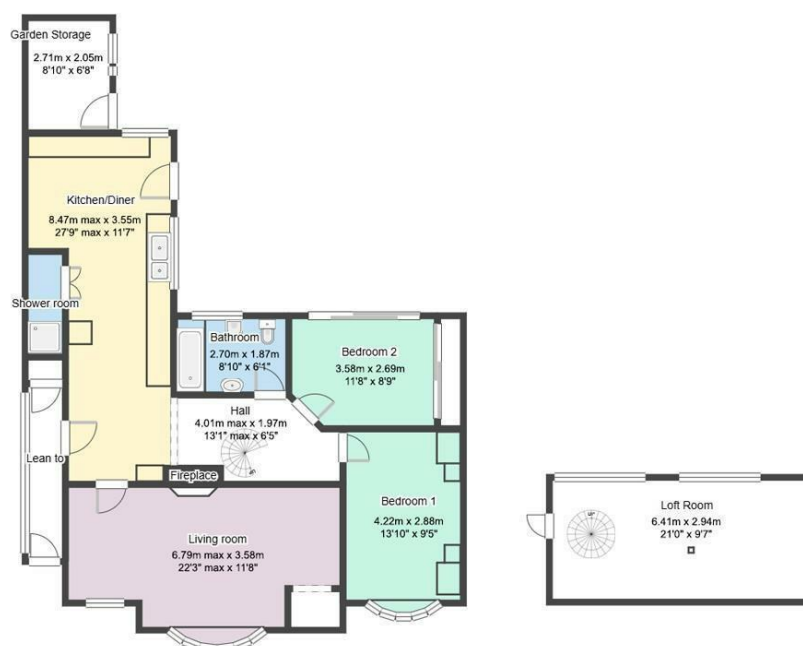
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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