



Ranmere Road,  
Beechdale, Nottingham  
NG8 3GF

**£220,000 Freehold**



An immaculately presented, two-bedroom detached bungalow.

Situated in this popular and convenient residential location, readily accessible for a range of local shops and amenities including schools, transport links, and the Queens Medical Centre, this fantastic property is considered an ideal opportunity for a variety of potential purchasers including first time buyers, young professionals and retired couples.

In brief the internal accommodation comprises: entrance and inner hallway, two good sized bedrooms, family bathroom, spacious lounge, modern kitchen and a conservatory.

The front of the property is accessed by a gated entrance, a shared driveway then leads to a car port with ample car standing, gravelled areas and gated side access to the private and enclosed low maintenance rear garden, which includes a patio overlooking the artificial lawn beyond, stocked borders, built in seating area, useful storage sheds, garden room with power and fence boundaries.

Having been upgraded throughout by the current vendors, this great property is offered to the market with the benefit of a range of modern fixtures and fittings throughout, including a new kitchen and bathroom, UPVC double glazing and gas central heating, and a light and airy living space. An early internal viewing comes highly recommended in order to be fully appreciated.



### Entrance

UPVC double glazed entrance door with opening window hatch, built in cloak cupboard, French doors to the inner hallway and opening to the lounge.

### Lounge

14'5" x 10'7" (4.41m x 3.25m )

A carpeted reception room with radiator, UPVC double glazed bay window to the front, and door to the kitchen.

### Kitchen

10'7" x 8'11" (3.25m x 2.73m )

With a range of modern wall, base and drawer units in white, work surfaces, integrated electric cooker, and integrated microwave, integrated electric hob with air filter over, one and half bowl sinks and drainer unit and mixer tap, integrated fridge freezer, plumbing for a washing machine, tiled splashbacks, UPVC double glazed window to the side and door to the conservatory.

### Conservatory

16'0" x 7'7" (4.9m x 2.32m )

With laminate flooring, UPVC double glazed windows all around, and UPVC double glazed sliding patio doors to the rear.

### Inner Hallway

With spotlights to ceiling and doors leading to the bathroom and two bedrooms.

### Bedroom One

11'6" x 10'8" (3.53m x 3.26m )

With laminate flooring, fitted wardrobes, contemporary radiator, and UPVC double glazed French doors to the rear.

### Bedroom Two

10'7" x 8'3" (3.25m x 2.53m )

With laminate flooring, UPVC double glazed window to the front and radiator.

### Bathroom

10'5" x 7'10" (3.18m x 2.39m )

Incorporating a four piece suite comprising: free standing bath, walk in shower, feature wash hand basin built into a

retro bike, low level WC, laminate flooring, tiled walls, two radiators, spotlights to ceiling, UPVC double glazed window to the rear, extractor fan and loft hatch.

### Outside

The front of the property is accessed by a gated entrance, a shared driveway then leads to a car port with ample car standing, gravelled areas and gated side access to the private and enclosed low maintenance rear garden, which includes a patio overlooking the artificial lawn beyond, stocked borders, built in seating area, useful storage sheds, garden room with power and fence boundaries.

### Material Information:

Freehold

Property Construction: Non-Standard

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: Yes- Leased

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: Shared Driveway

Planning Permissions/Building Regulations: None

Has the Property Flooded?: No

### Disclaimer:

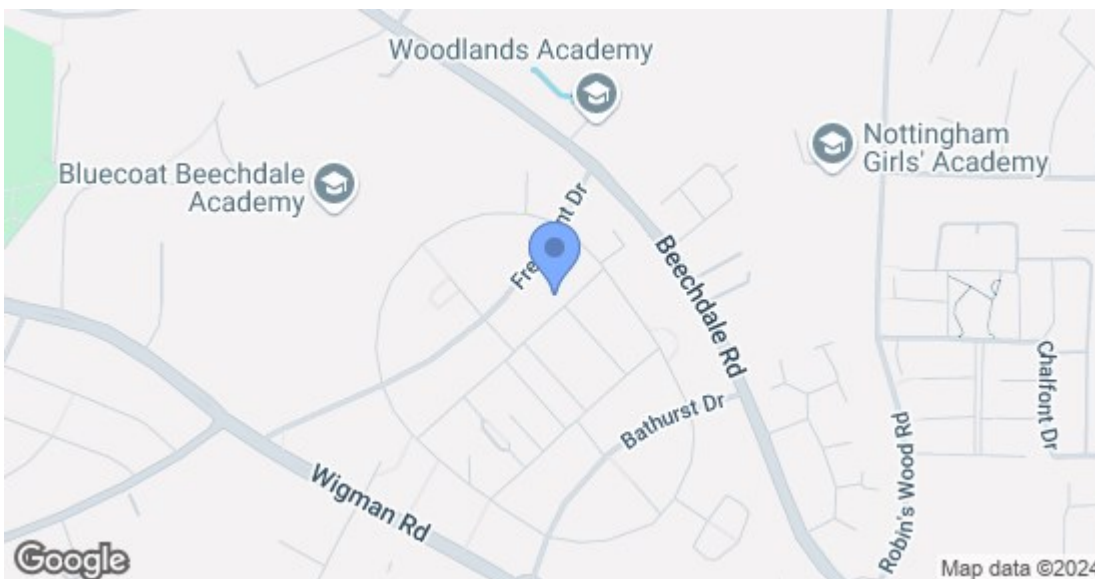
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## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	70
(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	

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