



5 Rushcliffe Rise, Nottingham, NG5 3HJ

Asking Price £265,000

- Spacious Three Bedroom Semi Detached
- Ample Off Street Parking
- Refurbished Throughout
- No Upward Chain

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This 3 bedroom family home has recently undergone a complete schedule of renovation. Including a new roof, UPVC windows, boiler and central heating system, complete rewire, new plaster and professional decoration throughout, hard flooring on the ground floor with carpets in the bedrooms, new kitchen and family bathroom. Occupying a generous plot with a private landscaped rear garden and driveway for several vehicles. The property is not overlooked at the rear.

We would like to make interested parties aware that the property is available with no onward chain.



Council Tax Band: A



Accommodation

Visitors are welcomed into the spacious entrance hall opening up to the snug and with stairs rising to the first floor landing. The main reception space is the kitchen/dining room with new hard flooring and French doors to the rear garden. This is a well proportioned family space, comprising an extensive collection of storage units under fitted work surfaces, incorporating an integrated oven and grill, space for a fridge/freezer as well as providing plumbing/space for a dishwasher and washing machine. The room also provides plenty of space for a dining table with chairs plus the space for comfortable seating for further relaxation.

Upstairs there are three double bedrooms arranged around the landing, as well as the neatly appointed family bathroom. Bedrooms 1 and 2 are both generously proportioned double rooms, the master has dual aspect looking out to both the front and rear, the third bedroom is currently appointed as a nursery but could equally be used as an office space or third bedroom.

The rear south facing garden has many mature trees offering a high degree of privacy. The French doors leading from the kitchen/dining room open onto a patio area and there is a good sized lawn for entertaining outside.

Viewing is strongly recommended and can be arranged day or evening.

Location

The property is a short walk from Mansfield road offering direct bus links into Nottingham city centre. With direct access to Nottingham ring road and major hospitals.

Nearby, among other parks, Woodthorpe park, has excellent facilities for children and exercising dogs with the addition of a garden centre.

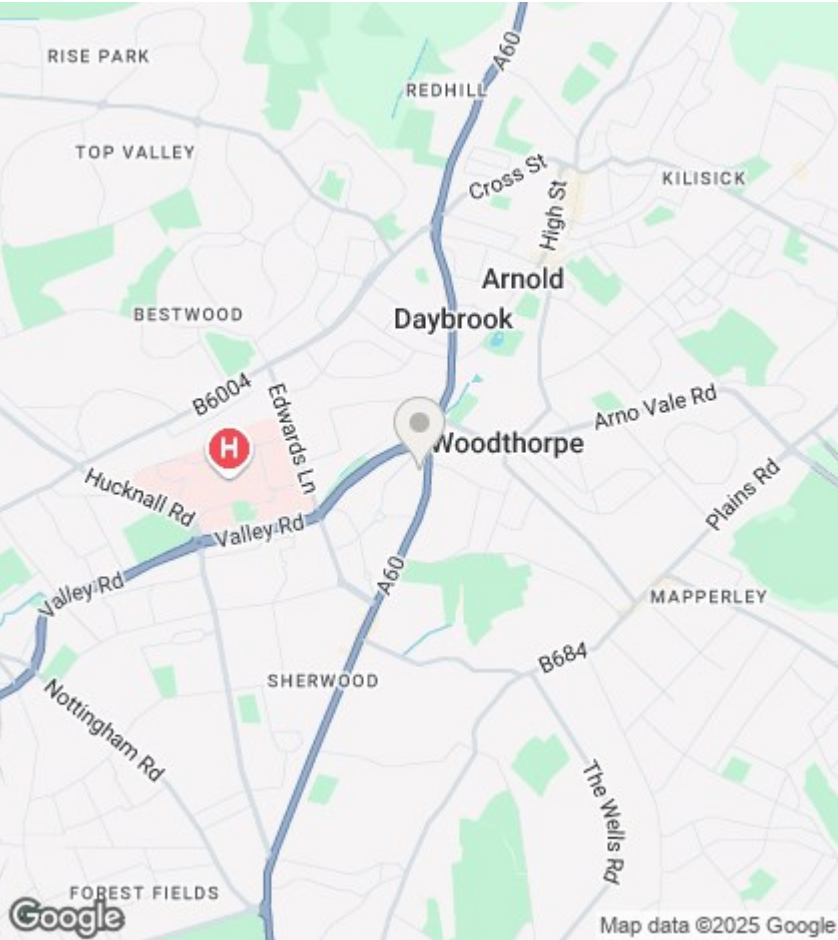
Shops, pubs and schools are all within a short walk of the property

Services

The property is connected to mains drainage, water, gas and electricity supply. The new gas fired combi boiler provides central heating to radiators.







Viewings

Viewings by arrangement only. Call 01159625003 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	69	
(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