



**39 Woodside Gardens, Ravenshead,
Nottingham, Nottinghamshire, NG15 9GF**

£235,000

Tel: 01623 626990

**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Semi Detached House
- Modern Kitchen & Shower Room
- Gas C/H & UPVC Double Glazing
- Large Corner Plot
- Off Road Parking & Single Garage
- Two Bedrooms
- Open Plan Living/Dining/Kitchen
- Potential for Extension STPP
- South Facing to Rear
- Desirable Village Location

A modern two bedroom semi detached house presented in immaculate condition throughout, occupying a large corner plot in a desirable village location.

The property has been modernised and improved in recent times to include a refitted modern shower room and one spacious open plan living/dining/kitchen space to the ground floor. The accommodation with gas central heating (combi boiler) and UPVC double glazing comprises an entrance hall and an open plan living/dining/kitchen with integrated kitchen appliances. The first floor landing leads to two bedrooms and a shower room.

The property offers considerable potential for a two storey side extension subject to obtaining necessary planning permission.

The property represents an ideal opportunity for first time buyers, single occupiers, investors and professional couples looking for modern, low maintenance living in a popular village location.

OUTSIDE

The property occupies a large, well maintained corner plot and benefits from a south facing rear garden. There is a lawned frontage with a pathway leading to the front entrance door. To the side and rear of the property, there are ample lawns, a good sized paved patio, borders with plants, shrubs and trees, enclosed by fenced boundaries to all sides. Situated just away from the property, there is an off road parking space and a single garage in a block.

A UPVC FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE HALL

With laminate floor, radiator and stairs to the first floor landing.

OPEN PLAN LOUNGE/DINING/KITCHEN

25'8" x 13'5" (7.82m x 4.09m)

A spacious open plan living/dining/kitchen space, having modern high gloss light grey cabinets comprising wall cupboards, base units and drawers with marble style worktops above. Integrated double oven, five ring gas hob and stainless steel extractor hood above. Integrated fridge/freezer and dishwasher. Plumbing for a washing machine, double glazed windows to the rear, side and front elevations and UPVC rear door leading out onto the south facing garden. The lounge area has fireplace with inset electric coal effect fire with marble hearth and surround and there are two radiators.

FIRST FLOOR LANDING

With airing cupboard housing the gas central heating combi boiler.

BEDROOM 1

13'11" x 10'3" (4.24m x 3.12m)

Having built-in wardrobes with hanging rails and shelving. Radiator, coving to ceiling and double glazed window to the front elevation.

BEDROOM 2

11'4" x 7'4" (3.45m x 2.24m)

With radiator, coving to ceiling and double glazed window to the rear elevation.

SHOWER ROOM

8'3" max x 5'8" (2.51m max x 1.73m)

Having a modern three piece white suite comprising a walk-in shower. Vanity unit with inset wash hand basin with mixer tap and storage cupboard beneath. Low flush WC. Chrome heated towel rail, part tiled walls, laminate floor and obscure double glazed window to the rear elevation.

VIEWING DETAILS

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith, Director at Richard Watkinson and Partners on zero seven eight one seven two eight three five two one.

TENURE DETAILS

The property is freehold with vacant possession upon completion.

SERVICES DETAILS

All mains services are connected.

MORTGAGE ADVICE

Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

FIXTURES & FITTINGS

Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.





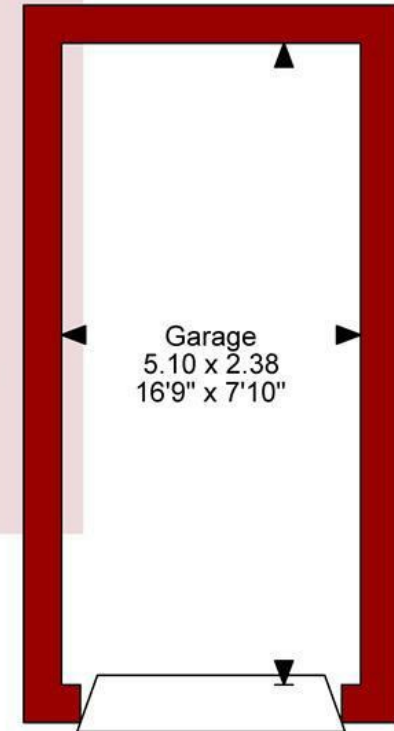
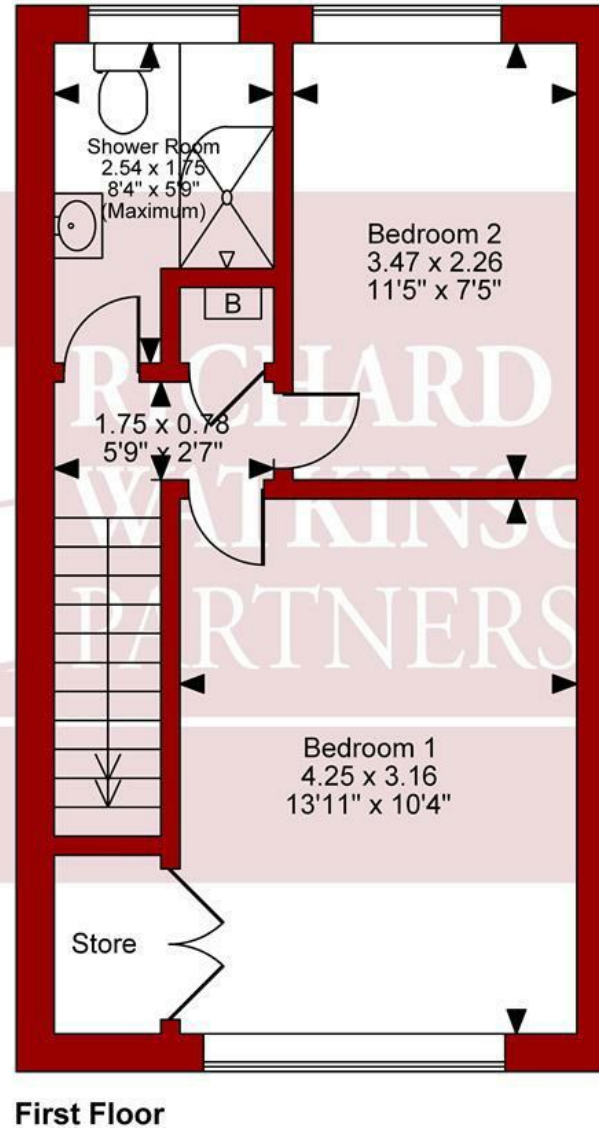
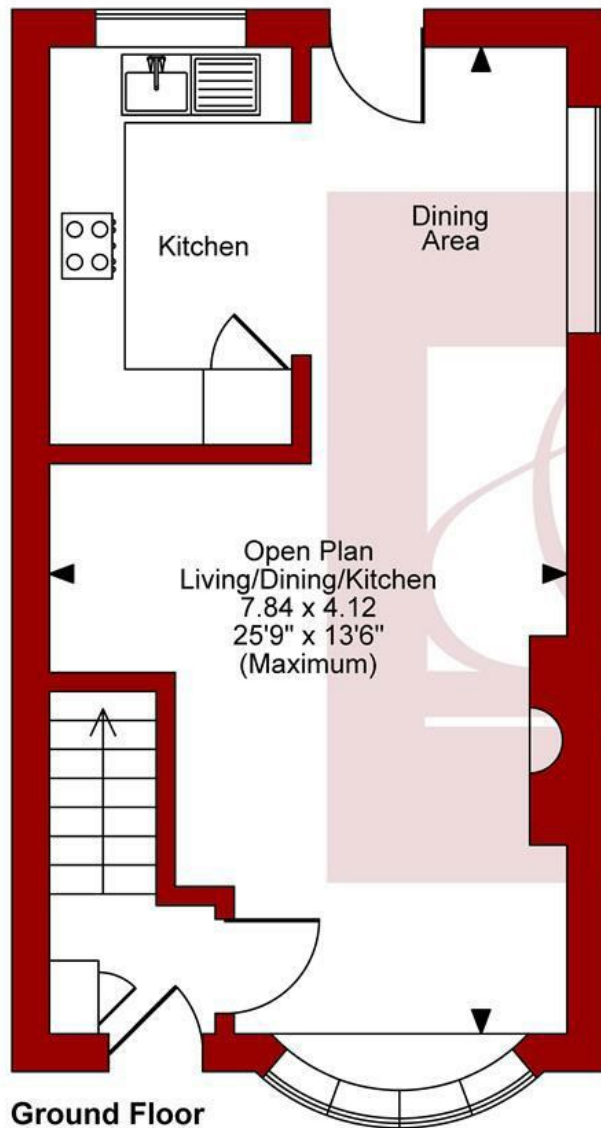








Woodside Gardens, Ravenshead
Approximate Gross Internal Area
Main House = 689 SQ FT/64 SQ M
Garage = 131 SQ FT/12 SQ M
Total = 820 SQ FT/76 SQ M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	65	
(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 particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01623 626990



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