



200 Ransom Road, NG3 5HN  
Offers In The Region Of £210,000

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*Marriotts*



# 200 Ransom Road , NG3 5HN

- No Upward chain!
- Open plan kitchen, dining space and lounge
- Driveway with parking for multiple vehicles
- Semi-detached house with 3 bedrooms
- Bathroom with 3-piece suite

Sold with No Upward Chain this semi-detached house provides spacious accommodation with the living space being its highlight. The modern fitted kitchen with some integrated appliances, seamlessly opens into the dining area, creating a perfect setting for family meals and gatherings. The spacious lounge completes the open plan feel downstairs. There are three well-proportioned bedrooms and the bathroom is equipped with a three-piece suite.

Outside, the property boasts a long driveway that accommodates multiple vehicles, a rare find in urban settings. The rear garden features a decking area and a raised lawn/patio.

Situated directly opposite Coppice Park, residents can enjoy outdoor space right at their doorstep. Additionally, the property is conveniently located within easy reach of Mapperley and Nottingham's vibrant city centre, providing access to a wealth of amenities, shops, and transport links.

Whether you are a first-time buyer or seeking a family home, this property is sure to impress.

Offers In The Region Of £210,000



## Entrance

UPVC door leads into the entrance hall which is carpeted, has a radiator and a fitted cupboard with sliding doors, where the RCD board is also housed.

## Living room

The living room has wood effect laminate floor, radiator, UPVC bay window to the front, electric fire set within a feature fireplace and hearth. Open arch leads into the dining space.

## Kitchen

The kitchen can be accessed from the entrance hall or the dining space. It is fitted with modern white wall and floor cabinets, wood effect worktop, metro tile splash back, sink & drainer with mixer tap, electric ceramic hob, angled chimney extractor fan, electric oven and grill and integrated dishwasher. There is also space for a fridge freezer and washing machine. There is a radiator, UPVC window to the side and UPVC door leading into the garden. Wood effect laminate floor flows through into the dining space.



### Dining area

Wood effect laminate, vertical steel radiator and double glazed patio doors into the garden.

### Landing

Carpet, loft access and storage cupboard housing the hot water tank.

### Bedroom 1

UPVC window to the front, over stairs store, radiator and carpet.

### Bedroom 2

UPVC window to the rear, radiator and carpet.

### Bedroom 3

UPVC window to the front, laminae floor, radiator and storage cupboard housing the central heating boiler.

### Bathroom

The bathroom comprises of a white suite, including bath with traditional central mixer taps and shower handset, electric shower and glass screen. Wash hand basin and toilet with dual flush. Heated towel rail, mirrored cabinet, vinyl floor, UPVC window to the rear and half tiled walls.

### Outside

The front garden is enclosed with mature hedges and fence, there is a lawn with rockery border and a long driveway provides parking for multiple vehicles. Double timber gates lead into the rear garden.

To the rear there is decking hard standing with a metal shed and side access with an outdoor tap. Steps lead to the raised lawn and paved patio area.

### Material Information

TENURE: Freehold

COUNCIL TAX: Nottingham - Band A

PROPERTY CONSTRUCTION: Cavity brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: No

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: No

FLOOD RISK: Low

ASBESTOS PRESENT: No

ANY KNOWN EXTERNAL FACTORS: No



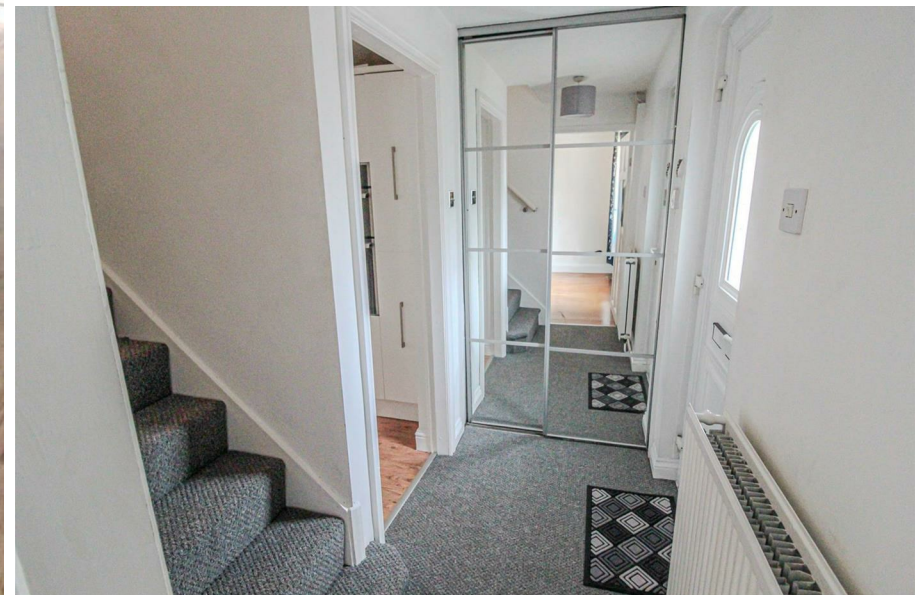




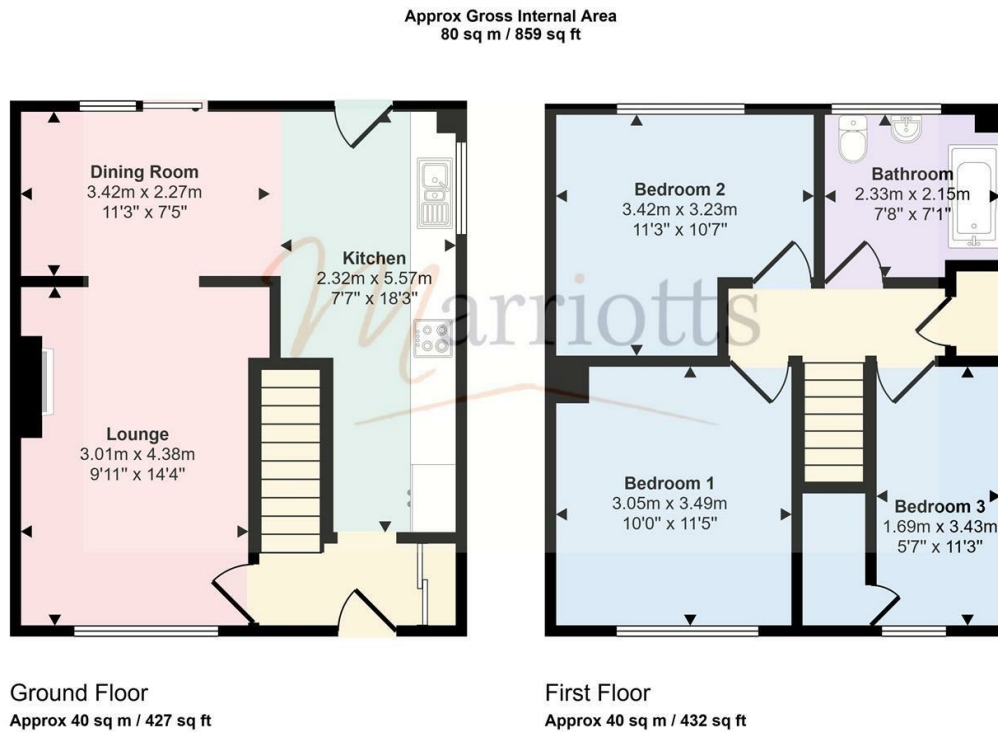
LOCATION OF BOILER: Bedroom 3  
UTILITIES - mains gas, electric, water and sewerage.  
MAINS GAS PROVIDER: EDF  
MAINS ELECTRICITY PROVIDER: EDF  
MAINS WATER PROVIDER: Severn Trent  
MAINS SEWERAGE PROVIDER: Severn Trent  
WATER METER: No  
BROADBAND AVAILABILITY: Please visit Ofcom -  
Broadband and Mobile coverage checker.  
MOBILE SIGNAL/COVERAGE: Please visit Ofcom -  
Broadband and Mobile coverage checker.  
ELECTRIC CAR CHARGING POINT: not available.  
ACCESS AND SAFETY INFORMATION: Sloped front  
driveway and steps to the rear garden

**OTHER INFORMATION:**

\*\*The property is also situated within the Nottingham City boundaries and will therefore be part of the Selective Licensing scheme [nottinghamcity.gov.uk](http://nottinghamcity.gov.uk), Please note that selective licencing is non-transferable and therefore any new owner would need to apply for a new license and would need to obtain information from the council direct with regards to costs.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>51</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**Please contact us on 0115 953 6644 should you wish to arrange to view this property or if you require any further information.**

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
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3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
4. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
5. Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).

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