



**Raibank Gardens**  
**Woodthorpe, Nottingham NG5 4HG**

**£130,000 Leasehold**

A TWO BEDROOM TOP FLOOR  
MAISONETTE SITUATED IN  
WOODTHORPE, NOTTINGHAM.



Robert Ellis Estate Agents are delighted to offer to the market this lovely two-bedroom top floor maisonette located in the friendly neighbourhood of Woodthorpe, Nottingham. This cosy home is perfect for first-time buyers, investors or small families looking for a comfortable living space.

As you enter, you are greeted by the stairs to the accommodation, up on that you'll find a bright and inviting living room, which is perfect for relaxing or entertaining guests. The large windows allow plenty of natural light to fill the room, creating a warm and welcoming atmosphere.

The kitchen is modern and functional, offering plenty of storage and counter space. It's a great spot for cooking meals and enjoying time with family and friends.

There are two good-sized bedrooms, both providing a peaceful space to rest, while the second bedroom is perfect for a guest room or home office. The bathroom is also located on this level, featuring a three piece suite.

Outside, you will find a communal garden ideal for enjoying fresh air or a bit of gardening. On-street parking is available for residents and visitors.

Situated in Woodthorpe, this maisonette is close to local shops, parks, and schools. It also has great transport links, making it easy to get to Nottingham city centre and beyond.

Don't miss the chance to make this charming maisonette your new home! Schedule a viewing today to see all it has to offer.



### Entrance Hallway

Wooden entrance door to the side elevation. Staircase leading up to the entrance hallway. Carpeted flooring. Wall mounted electric storage heater. Built-in storage cupboard housing combination boiler. Access to the loft. Internal doors leading into the lounge diner, kitchen diner, bedroom 1, 2 and bathroom.

### Lounge Diner

12'2" x 14'0" approx (3.73 x 4.29 approx)

Floor length wooden double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Coving to the ceiling. TV point. Ample space for a dining table.

### Kitchen Diner

13'3" x 8'7" approx (4.05 x 2.62 approx)

Single glazed window to the front elevation. Carpeted flooring. Tiled splashbacks. Wall mounted radiator. A range of wall, base and drawer units with worksurfaces over, incorporating a sink and drainer unit with a hot and cold taps. Breakfast bar with ample seating space. Space and point for a freestanding cooker. Space and point for a freestanding fridge freezer. Ample space for a dining table.

### Bedroom 1

11'10" x 12'3" approx (3.62 x 3.74 approx)

Wooden double glazed window to the to the rear elevation. Carpeted flooring. Wall mounted radiator.

### Bedroom 2

8'9" x 11'8" approx (2.69 x 3.57 approx)

Wooden single glazed window to the to the front elevation. Carpeted flooring. Wall mounted radiator.

### Family Bathroom

Carpeted flooring. Tiled splashbacks. Wall mounted heated towel rail. 3 piece suite comprising of a bath with hot and cold taps and electric shower above, hand wash basin with hot and cold taps and a WC.

### Outside

The property sits on an established location with mature communal grounds with a large laid to lawn area, patio area and shrubbery and trees planted to the borders. The

property also benefits from having ample on road parking and a private garage.

### Garage

17'0 x 8'8 approx (5.18m x 2.64m approx)

Brick-built. Up and over door to the front elevation.

### Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas and electric

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

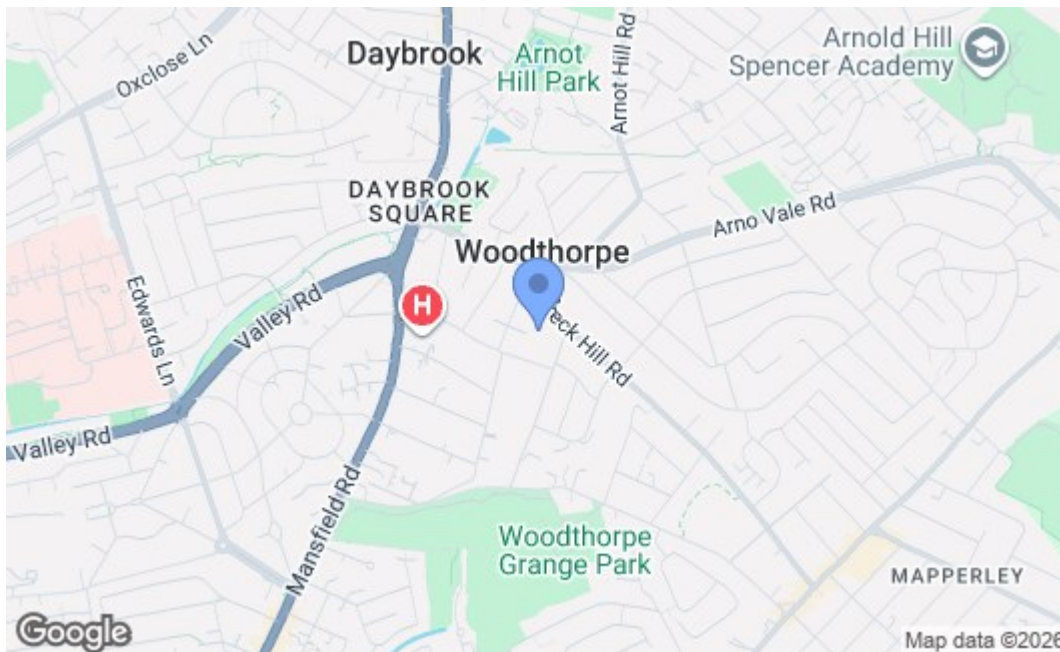
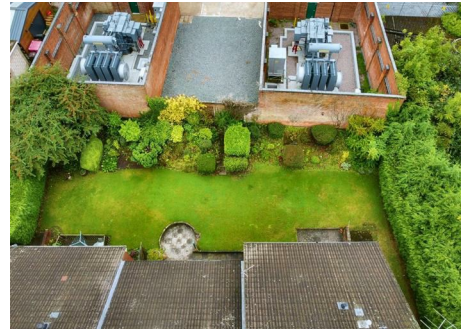
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		72	78
<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	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.