



£215,000 Freehold

15 WOODSIDE ROAD | RAVENSHEAD | NOTTINGHAM | NG15 9FX

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ESTATE AGENTS

## THE ONE FOR YOU!...

Situated in the highly desirable village of Ravenshead, this well-presented two-bedroom end-terrace home offers a perfect blend of comfort, character, and convenience. Located within easy reach of local shops, parks, reputable schools, and excellent transport links, it makes an ideal home for first-time buyers, downsizers, or investors alike.

Upon entering, you are welcomed into a bright and inviting living room, featuring a large bow window that floods the space with natural light and a charming feature fireplace that adds warmth and character. To the rear of the property, the spacious kitchen/dining room provides ample space for everyday dining and entertaining, complete with fitted units and direct access to the garden through a rear door.

Upstairs, the property offers two well-proportioned double bedrooms, both benefiting from ample natural light and space for furnishings. The bathroom is fitted with a contemporary three-piece suite, including a bath with overhead shower, wash basin, and WC.

Outside, the front garden is neatly landscaped with a laid lawn, a pathway leading to the front door, and established shrubbery, offering plenty of kerb appeal. An owned parking space is located directly in front of the detached garage, which is equipped with electric power—ideal for secure parking, storage, or workshop use.

To the rear, the enclosed garden provides a private and peaceful setting, featuring a well-maintained lawned area, a patio seating space ideal for outdoor dining, mature trees, and further established shrubbery. Additional benefits include an outside side gate for convenient access, a shed with electric supply—perfect for storage, DIY projects, or hobbies—and a charming garden arbour, creating a tranquil spot to relax and enjoy the outdoors.

Call today to arrange a viewing!





#### Entrance Hall

Laid with wood flooring, decorative coving, built in storage cupboard, stairs rising to the first floor and a door providing access into;

#### Living Room 10'4" x 17'0"

With carpeted flooring, feature fireplace, central heating radiator, decorative coving, built in under stairs storage and a bow window to the front elevation.

#### Kitchen/Dining Room 10'1" x 13'5"

Complete with a matching range of wooden cabinetry and ample worktop surfaces. It features an inset sink and drainer, integrated microwave, dishwasher, fridge, freezer, eye level oven and a gas hob with a hood over. This room allows ample space for your dining furniture. With

a central heating radiator, window to the rear elevation and a door providing access onto the garden.

#### Landing

With a built in storage cupboard and surrounding doors provide access into;

#### Bedroom One 10'3" x 13'7"

With carpeted flooring, decorative coving, central heating radiator and a window to the front elevation. This room benefits from a built in wardrobe.

#### Bedroom Two 7'3" x 11'6"

With carpeted flooring, decorative coving, central heating radiator and a window to the rear elevation.



#### Bathroom 5'10" x 8'7"

Complete with a three piece suite including a bath with an over head shower, low flush WC and a hand wash basin. With a window to the rear elevation.

#### Outside

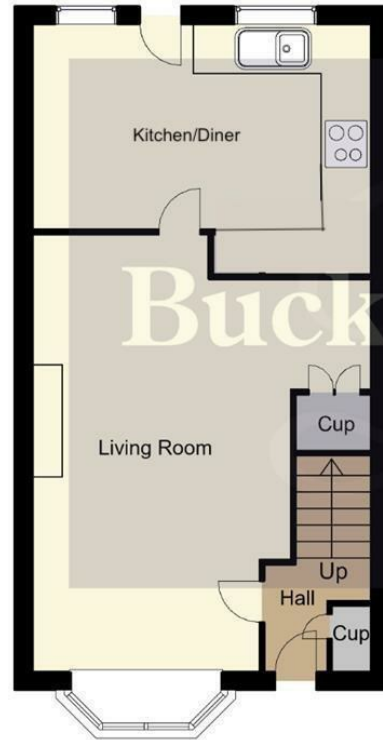
The front of the property features a neatly maintained laid lawn, a pathway to the front door, and attractive surrounding shrubbery, creating a welcoming entrance. An owned parking space is located directly in front of the detached garage, which benefits from electric power, offering secure storage or potential workshop use.

To the rear, the garden is fully enclosed by fencing and includes a well-kept laid lawn, a patio seating area, mature trees, and established shrubbery, providing a private

and relaxing outdoor space. Additional features include an outside side gate for convenient access, a shed with electric supply—ideal for storage or hobbies—and a charming garden arbour, perfect for enjoying the outdoors in comfort.



Ground Floor  
38 Sq.m/ 405.12 Sq.ft  
Approx



First Floor  
37 Sq.m/ 397.59 Sq.ft  
Approx



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		69	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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NG15 9FX



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