



Ravenhill Close,  
Beeston, Nottingham  
NG9 5FW

**£200,000 Freehold**



A spacious two-bedroom, semi-detached bungalow with the benefit of no upward chain.

Situated within a popular and convenient location, within close proximity to a large variety of amenities including shops, healthcare facilities, public houses, schools, and transport links with both bus and tram stops within walking distance. This lovely bungalow would be considering a fantastic opportunity for a large variety of purchasers including anyone looking to downsize or anyone looking to relocate to Chilwell.

In brief the internal accommodation comprises; An entrance hall, living room, kitchen, two double bedrooms, bathroom, and rear porch.

Outside the property has a pebbled front garden with footpath to the front door. The rear is then gated with a lawned space and paved driveway providing off street parking.

With the benefit of gas central heating and UPVC double glazing throughout this property is well worthy of an early internal viewing.



### Entrance Hall

UPVC double glazed door through to a carpeted entrance hall with two useful fitted storage cupboards and access to the loft hatch.

### Living Room

Carpeted room, with two radiators, gas fire and UPVC double glazed windows to the front and side aspect.

### Kitchen

8'6" x 9'6" (2.61 x 2.91m)

A range of wall and base units with work surfacing over and tiled splashbacks, sink with mixer tap. Space and fittings for freestanding appliances to include gas cooker, fridge freezer and washing machine. Wall mounted boiler, and UPVC double glazed window to the rear aspect.

### Bedroom One

12'5" x 11'11" (3.81m x 3.65m )

Carpeted room, with radiator, fitted wardrobes and UPVC double glazed window to the front aspect.

### Bedroom Two

12'2" x 8'9" (3.72m x 2.68m )

Carpeted room, with radiator, fitted wardrobes and UPVC double glazed window to the rear aspect.

### Shower Room

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, walk in electric power shower, part tiled walls, radiator and UPVC double glazed window to the rear aspect.

### Rear Porch

UPVC double glazed door to the rear garden.

### Outside

To the front is a pebbled garden, with mature shrubs and footpath to the front door. The enclosed rear is primarily lawned, with mature shrubs and a paved driveway for off street parking.

### Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

Accessibility/Adaptions: Dropped Curb

Has the Property Flooded?: No

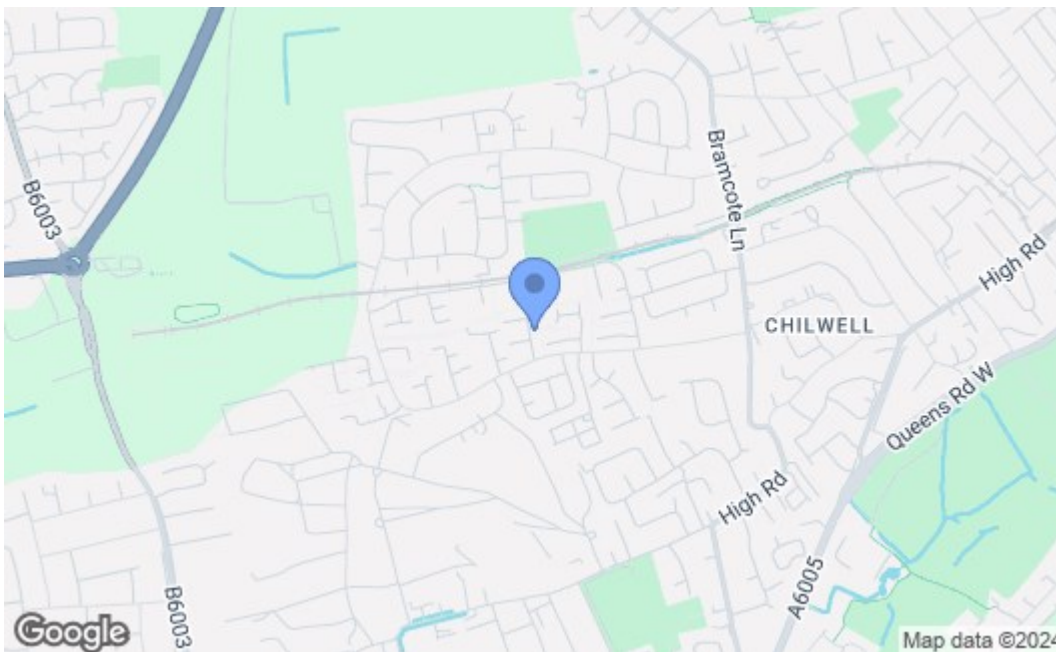
### Disclaimer

These details and Key facts 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. Full material information is available in hard copy upon request.



**Robert Ellis**  
ESTATE AGENTS

GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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	

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