



**Jarrow Gardens**  
**Rise Park, Nottingham NG5 9PH**

A THREE BEDROOM, END OF TERRACE  
FAMILY HOME SITUATED IN RISE PARK,  
NOTTINGHAM.

**Guide Price £175,000 Freehold**



\*\*GUIDE PRICE £175,000 - £180,000 \*\*

Robert Ellis Estate Agents are delighted to bring to the market this FANTASTIC THREE BEDROOM, END OF TERRACE FAMILY HOME situated in RISE PARK, NOTTINGHAM.

The property is located in Rise Park, a stone's throw away from the local shops and Schools. Alongside this, it offers easily accessible transport links into Arnold, Mapperley, Nottingham City centre and surrounding villages/towns. You have Park Vale Academy and Rise Park Primary & Nursery School within the area, making it ideal for families.

Upon entry, you are welcomed into the hallway which offers several storage cupboards and access to the lounge and kitchen diner with fitted units. Off the hallway is also the downstairs WC.

The stairs lead to the landing, first double bedroom, second double bedroom, third bedroom and family bathroom with three-piece suite. You also have two further storage cupboards providing ample storage space.

To the rear is an enclosed garden with patio area and gated driveway for parking. The front offers a garden with pathway and laid to lawn.

A viewing is HIGHLY RECOMMENDED to appreciate the SIZE and LOCATION of this GREAT OPPORTUNITY- Contact the office to arrange the viewing.



### Entrance Hallway

UPVC double glazed entrance door to the front elevation leading into the Entrance Hallway. Laminate flooring. Wall mounted radiator. Recessed spotlights to the ceiling. Built-in storage cupboards to the front and rear offering useful additional storage space. Staircase to the First Floor Landing. Panel doors leading into the Lounge, Kitchen Diner and Ground Floor WC. UPVC double glazed rear door to the rear elevation leading out to the enclosed rear garden and driveway

### Lounge

13'05 x 11'09 approx (4.09m x 3.58m approx)  
UPVC double glazed leaded window to the front elevation. Laminate flooring. Wall mounted radiator. Ceiling light point

### Kitchen Diner

13'4 x 11'6 approx (4.06m x 3.51m approx)  
UPVC double glazed leaded window to the rear elevation. Tiled flooring. Tiled splashbacks. Wall mounted radiator. Ceiling light point Range of fitted wall and base units incorporating laminate worksurfaces above. 1.5 bowl stainless steel sink and drainer unit with dual heat tap. Integrated oven. Integrated microwave. 4 ring gas hob with extractor unit above. Space and plumbing for automatic washing machine. Space and point for freestanding fridge and freezer. Ample space for dining table

### Ground Floor WC

5'6 x 2'05 approx (1.68m x 0.74m approx)  
UPVC double glazed window to the rear elevation. Tiled flooring. Tiled splashbacks. Ceiling light point. Vanity wash hand basin with hot and cold taps. Low level flush WC

### First Floor Landing

Carpeted flooring. Ceiling light point. 2 x Built-in storage cupboards offering useful additional storage space. Loft access hatch. Panel doors leading into Bedroom 1, 2, 3 and Family Bathroom

### Bedroom 1

13'7 x 12'1 approx (4.14m x 3.68m approx)  
UPVC double glazed leaded window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point

### Bedroom 2

12'7 x 9'10 approx (3.84m x 3.00m approx)  
UPVC double glazed leaded window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point.

Airing cupboard housing Ideal gas central heating combination boiler providing hot water and central heating to the property

### Bedroom 3

8'10 x 8'11 approx (2.69m x 2.72m approx)  
UPVC double glazed leaded window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Built-in over the stairs storage cupboard offering useful additional storage space

### Family Bathroom

6'09 x 5'09 approx (2.06m x 1.75m approx)  
UPVC double glazed leaded window to the rear elevation. Tiled flooring. Partially tiled walls. Wall mounted radiator. Ceiling light point. White 3 piece suite comprising of a panel bath with hot and cold taps and electric shower unit above, pedestal hand wash basin with dual heat tap and a low level WC

### Front of Property

To the front of the property there is a garden laid to lawn, gated pathway to the front entrance and a picket fence to the boundaries

### Rear of Property

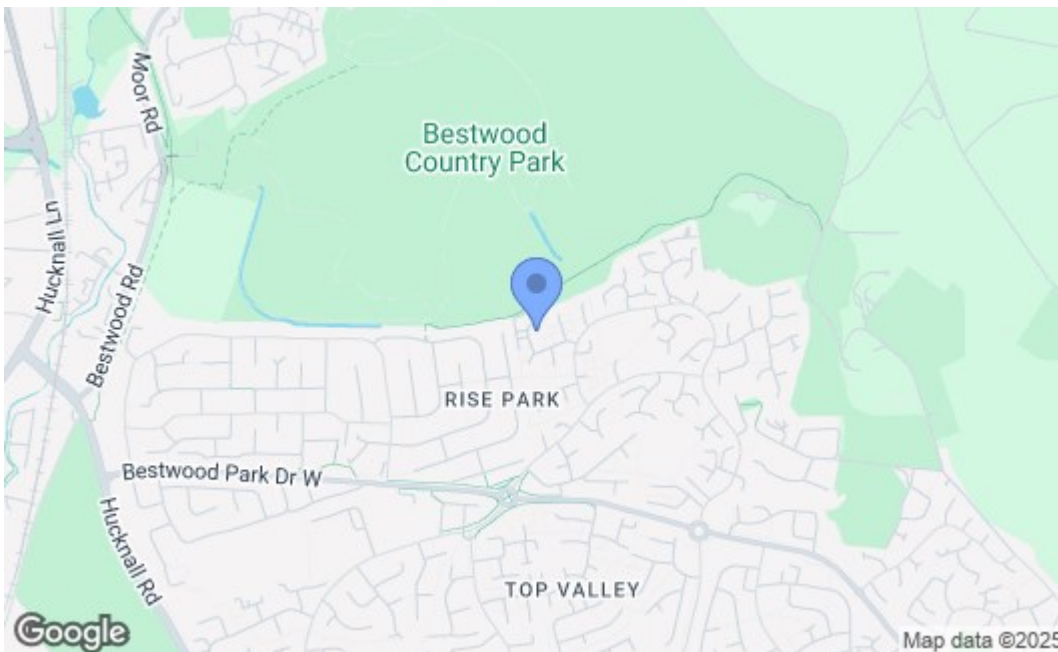
To the rear of the property there is an enclosed rear garden with a low maintenance paved patio area, space for shed, outside lighting and secure gated access to the driveway

### Agents Notes: Additional Information

Council Tax Band: A  
Local Authority: Gedling  
Electricity: Mains supply  
Water: Mains supply  
Heating: Mains gas  
Septic Tank : No  
Broadband: BT, Sky  
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



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		68	
(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	

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.