



**Elmsham Avenue  
Rise Park, Nottingham NG5 5BS**

A TWO BEDROOM, DETACHED  
BUNGALOW SITUATED ON A GOOD SIZE  
PLOT WITHIN RISE PARK, NOTTINGHAM.

**Guide Price £230,000 Freehold**





**\*\*GUIDE PRICE £230,000 - £240,000\*\* DETACHED BUNGALOW**

Robert Ellis Estate Agents are delighted to bring to the market this FANTASTIC TWO BEDROOM, DETACHED BUNGALOW situated within RISE PARK, NOTTINGHAM.

Ideally located in Rise Park, the property is within a short drive of Bulwell Town Centre accommodating local amenities, shops, and restaurants. Alongside this, it offers easily accessible transport links into Arnold and Nottingham City Centre. This is the ideal family home for any prospective buyers who are looking to move to the popular, family-orientated area.

Upon entry, you are welcomed into the open hallway. Off the hallway, you have the lounge and refitted modern kitchen with fitted units. You also have access to the TWO bedrooms and family bathroom.

The home is ideally located on an elevated plot, with a tarmac driveway for several vehicles and a detached garage. You have a brick wall and fencing which surrounds the property, creating a private and secure plot for prospective buyers to enjoy at ease. The garden offers a covered patio area, tiered level gardens with flower beds and shrubbery.

A viewing is HIGHLY RECOMMENDED for this UNIQUE OPPORTUNITY- Contact the office now to arrange your viewing before it is too late! SELLING WITH NO UPWARD CHAIN.





### Entrance Hallway

UPVC double glazed door to the front elevation leading into the entrance hallway. Laminate flooring. Ceiling light point. Built-in storage housing refitted gas central heating combination boiler unit, electric consumer unit and additional storage space. Glazed door leading into the Lounge. Archway open through to kitchen.

### Kitchen

11'4 x 8'9 approx (3.45m x 2.67m approx)

UPVC double glazed window to the side elevation. Tiled flooring. Tiled splashbacks. Recessed ceiling spotlights. Range of fitted contemporary handleless base units incorporating laminate worksurfaces above. Stainless steel 1.5 bowl sink and drainer unit with dual heat tap. Integrated oven. Ceramic hob with stainless steel splashback and extractor hood above. Space and point for a freestanding fridge freezer. Space and plumbing for an automatic washing machine.

### Lounge

17'07 x 14'02 approx (5.36m x 4.32m approx)

UPVC double glazed sectional bow window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Feature fireplace with wooden mantle, stone surround and living flame gas fire. Glazed door leading into the hallway.

### Hallway

6'1 x 2'8 approx (1.85m x 0.81m approx)

Laminate flooring. Ceiling light point. Loft access hatch. Glazed doors leading into bedroom 1, 2 and family bathroom.

### Bedroom 1

12'11 x 10'9 approx (3.94m x 3.28m approx)

UPVC double glazed sliding patio doors leading to the enclosed rear garden. Carpeted flooring. Wall mounted radiator. Ceiling light point. Ceiling rose. Coving to the ceiling. Built-in mirrored door wardrobes.

### Bedroom 2

12'2 x 8'10 approx (3.71m x 2.69m approx)

UPVC double glazed sliding patio doors leading to the enclosed rear garden. Laminate flooring. Wall mounted radiator. Ceiling light point. Ceiling rose. Coving to the ceiling.

### Family Bathroom

9'01 x 5'08 approx (2.77m x 1.73m approx)

UPVC double glazed window to the side elevation. Parquet

flooring. Tiled splashbacks. Wall mounted radiator. Recessed spotlight to ceiling. 3 piece suite comprising of a panel bath with hot and cold taps and Triton electric shower over bath, pedestal wash hand basin with dual heat tap and a low level flush WC. Built-in storage cupboard with shelving.

### Front of Property

To the front of the property there is a driveway providing off the road parking and a low maintenance gravel garden with hedges planted to the borders.

### Rear of Property

To the rear of the property there is an enclosed low maintenance landscaped rear garden with a large paved patio area with canopy above, artificial lawn, raised flowerbeds, external lighting, brick built store and mature shrubbery and trees planted to the borders.

### Garden Store

13'4 x 5'3 approx (4.06m x 1.60m approx)

### Garage

15'10 x 7'10 approx (4.83m x 2.39m approx)

Up and over door to the front elevation. Light and power.

### Agents Notes: Additional Information

Council Tax Band: C

Local Authority: Nottingham

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

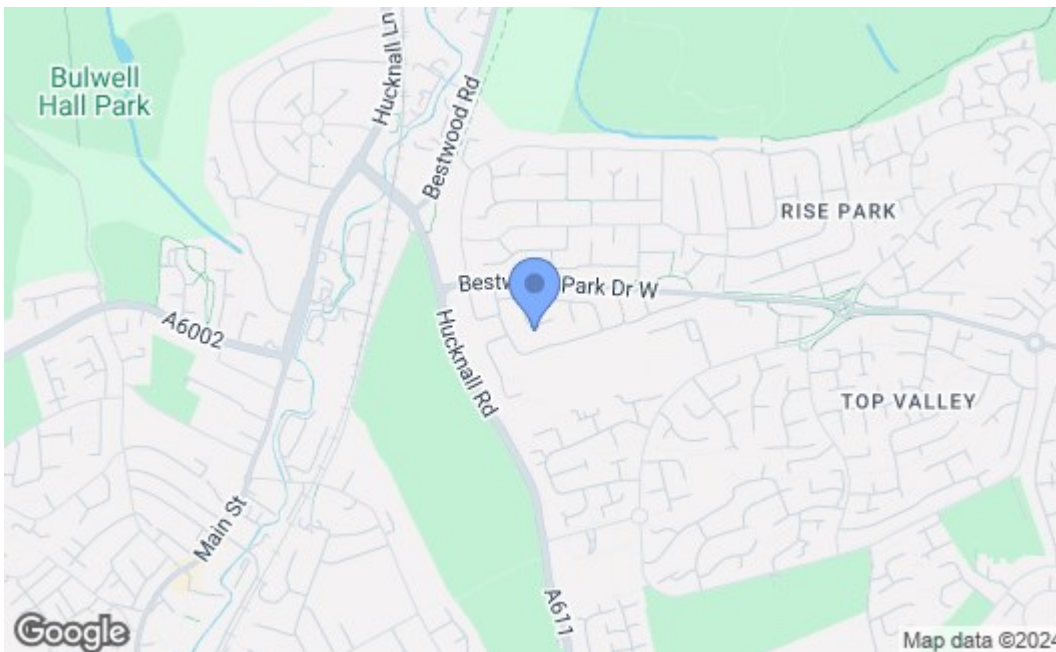
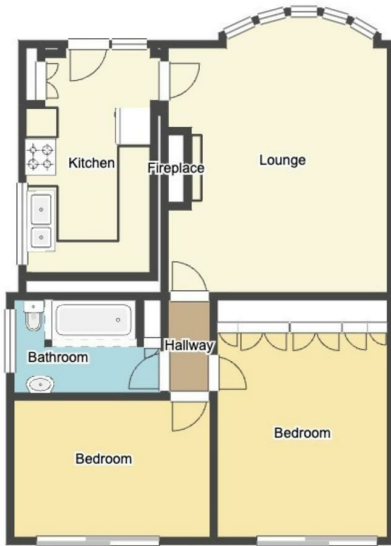
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



Robert Ellis  
ESTATE AGENTS



### Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>75</b>
	<b>34</b>	

### England & Wales EU Directive 2002/91/EC Environmental Impact (CO<sub>2</sub>) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

### England & Wales 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.