



**Hadrian Gardens
Rise Park, Nottingham NG5 9PQ**

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

Guide Price £165,000 Freehold



*** GUIDE PRICE £165,000 - £170,000 ***

Robert Ellis Estate Agents are delighted to bring to the market this FANTASTIC THREE-BEDROOM MID-TERRACE FAMILY HOME, ideally located in the ever-popular Rise Park, Nottingham.

This superb property is situated just moments away from local shops and schools, with Park Vale Academy and Rise Park Primary & Nursery School within close proximity—making it the perfect choice for families. The home also benefits from excellent transport links, offering easy access to Arnold, Mapperley, Nottingham City Centre, and surrounding villages and towns.

Upon entering, you are greeted by a spacious living room, featuring several storage cupboards and access to the kitchen diner, which is fitted with a range of modern units, providing ample space for family meals and entertaining.

The first-floor landing leads to the first and second double bedrooms, along with a third bedroom, and a refitted modern family bathroom with a three-piece suite. The landing also offers two additional storage cupboards, ensuring plenty of versatile storage options.

To the rear, you'll find an enclosed garden with a low-maintenance patio area and gated footpath access, along with a brick-built store for further storage. The front garden is landscaped and low maintenance, with a pathway and laid to lawn.

A viewing is HIGHLY RECOMMENDED to fully appreciate the SIZE and LOCATION of this fantastic opportunity. Contact the office today to arrange your viewing.



Living Room

14'08 x 17'07 approx (4.47m x 5.36m approx)

Modern double glazed composite entrance door to the front elevation. UPVC double glazed picture window to the front elevation. Staircase leading to the first floor landing. 2 x Wall mounted double radiators. Ceiling light point. Coving to the ceiling. Feature decorative fireplace incorporating a stone hearth and back panel. Under the stairs storage cupboard providing useful additional storage space. Further additional storage cupboard featuring shelving. Panel door leading into the kitchen diner.

Kitchen Diner

17'05 x 11'07 approx (5.31m x 3.53m approx)

UPVC double glazed window to the rear elevation. UPVC double glazed sliding patio doors leading to low maintenance garden to the rear. Tiled flooring. Tiled splashbacks. Wall mountable radiator. Ceiling light points. A range of matching wall and base units incorporating laminate worksurfaces above. Stainless steel sink with swan neck dual heat tap over. Integrated oven with four ring gas hob and extractor unit above. Space and plumbing for an automatic washing machine. Space and point for a freestanding tumble dryer. Space and point for a American style fridge freezer. Refitted wall mounted ideal gas central heating combination boiler providing hot water and central heating to the property. Ample space for dining table with a feature pendant lighting above.

First Floor Landing

Wall mounted radiator. Ceiling light point. Coving to the ceiling. Loft Access hatch. 2 x Storage cupboard providing useful additional storage space. Panel doors leading into bedroom 1, 2, 3 and family bathroom.

Bedroom 1

11'04 x 13'08 approx (3.45m x 4.17m approx)

UPVC double glazed window to the rear elevation. Wall mounted radiator. Ceiling light point.

Bedroom 2

11'08 x 9'07 approx (3.56m x 2.92m approx)

UPVC double glazed window to the front elevation. Wall mounted radiator. Ceiling light point.

Bedroom 3

5'11 x 7'07 approx (1.80m x 2.31m approx)

UPVC double glazed window to the front elevation. Wall mounted radiator. Ceiling light point.

Family Bathroom

5'08 x 8'08 approx (1.73m x 2.64m approx)

2 x UPVC double glazed windows to the rear elevation. Tiled flooring. Feature tiled splashbacks. Chrome heated towel rail. Ceiling light point. Extractor fan. Modern three piece suite comprising of a panel bath with a mains fed rainwater shower above, pedestal wash hand basin and a low level flush WC.

Front of Property

To the front of the property there is a low maintenance garden featuring artificial lawn, a range of mature shrubbery and trees, fencing to the boundaries and a pathway leading to the front entrance door.

Rear of Property

To the rear of the property there is an enclosed low maintenance landscape garden incorporating fencing to the boundaries, a brick built store, large paved patio area, a low maintenance gravelled area and gated access to the rear elevation.

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, 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

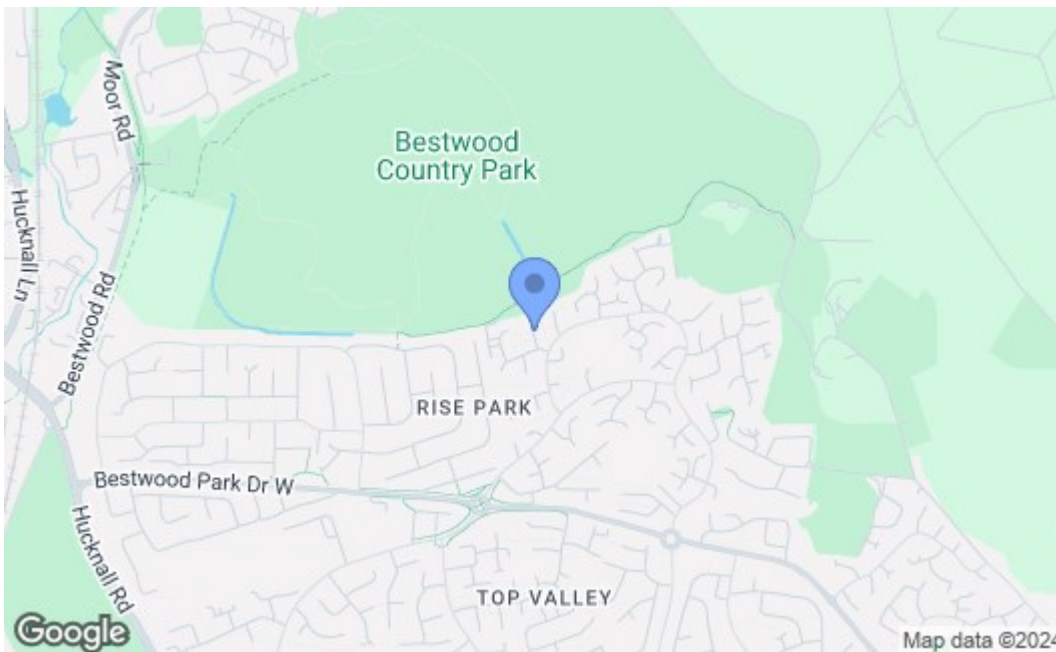
Flood Defences: No

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			88
(81-91) B		75	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.