

Henry Street  
Redhill, Nottingham NG5 8JW

A THREE BEDROOM, SEMI DETACHED  
FAMILY HOME SITUATED IN REDHILL,  
NOTTINGHAM.

**Asking Price £275,000 Freehold**



\*\* IMMACULATE HOME \*\* IDEAL FOR FIRST TIME BUYERS \*\*

Robert Ellis Estate Agents are delighted to bring the market this OUTSTANDING THREE BEDROOM, SEMI DETACHED FAMILY HOME situated in REDHILL, NOTTINGHAM.

The property is Ideally located with easy access to the A60 ring road and Nottingham University Hospital. Whilst also convenient for Arnold High Street, hosting a wide range of shops, eateries, and excellent transport links into the city.

Upon entry, you are welcomed into the hallway which leads through to the kitchen with fitted units, downstairs WC, lounge diner with under stair storage cupboard and French doors opening onto the enclosed, rear garden with patio and laid to lawn.

Stairs lead to landing, first double bedroom with storage cupboard and shower room en-suite, second double bedroom, third bedroom and family bathroom benefitting from a three piece suite.

To the front is a block paved driveway with parking for at least two cars- A viewing is HIGHLY recommended to appreciate the SIZE and LOCATION of this FANTASTIC OPPORTUNITY- Contact the office to arrange your viewing now!



### Entrance Hallway

14'5" x 3'7" approx (4.41 x 1.10 approx)

UPVC double glazed composite entrance door to the front elevation leading into the entrance hallway, laminate flooring, wall mounted radiator, staircase leading to the first floor landing internal doors leading into the kitchen, lounge diner and the ground floor WC.

### Kitchen

13'9" x 7'7" approx (4.20 x 2.33 approx)

UPVC double glazed window with fitted shutter blinds to the front elevation, laminate flooring, wall mounted radiator, spotlights to the ceiling, a range of matching wall and base units with wood effect worksurfaces above, LED downlights, stainless steel sink and drainer unit with swan neck dual heat tap above, integrated oven, 4 ring induction hob with brushed steel splashback and extractor hood above, integrated dishwasher, space and plumbing for an automatic washing machine, integrated fridge and freezer.

### Lounge Diner

15'5" x 14'9" approx (4.71 x 4.52 approx)

UPVC double glazed window with fitted shutter blinds to the rear elevation, UPVC double glazed French doors leading out to the enclosed rear garden, laminate flooring, 2 x wall mounted radiators, feature wall panelling, built-in under the stairs storage cupboard (0.84 x 1.56 m approx. housing the electrical consumer unit)

### Ground Floor WC

2'11" x 5'10" approx (0.90 x 1.80 approx)

UPVC double glazed window to the front elevation, LVT flooring, wall mounted radiator, tiled walls, spotlights to the ceiling, hand wash basin with dual heat tap and storage cupboards below, low level flush WC.

### First Floor Landing

9'3" x 7'0" approx (2.82 x 2.15 approx)

Carpeted flooring, loft access hatch, built-in storage cupboard (1.05 x 1.27 m approx.) internal doors leading into bedroom 1, 2, 3 and the family bathroom.

### Bedroom 1

10'9" x 11'2" approx (3.28 x 3.41 approx)

UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator, internal door leading into the en-suite shower room.

### En Suite Shower Room

5'1" x 5'10" approx (1.57 x 1.79 approx)

UPVC double glazed window to the front elevation, wall mounted radiator, tiled walls, spotlights to the ceiling, 3 piece suite comprising of a walk-in shower enclosure with electric shower above, hand wash basin with dual heat tap and storage cupboard below and a low level flush WC.

### Bedroom 2

12'5" x 7'8" approx (3.80 x 2.36 approx)

UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator.

### Bedroom 3

8'7" x 6'7" approx (2.63 x 2.03 approx)

UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator, built-in mirrored sliding door wardrobes.

### Family Bathroom

7'3" x 5'7" approx (2.23 x 1.71 approx)

Feature skylight, wall mounted towel radiator, tiled walls, spotlights to the ceiling, 3 piece suite comprising of a panel bath with dual heat tap and an electric shower above, hand wash basin with dual heat tap and storage cupboard below and a low level flush WC.

### Front of Property

To the front of the property there is a large block driveway providing off the road parking with secure gated access to the rear and fencing to the side boundary.

### Rear of Property

To the rear of the property there is an enclosed rear garden with a patio area and a large laid to lawn area with fencing surrounding.

### Agents Notes: Additional Information

Council Tax Band: B

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

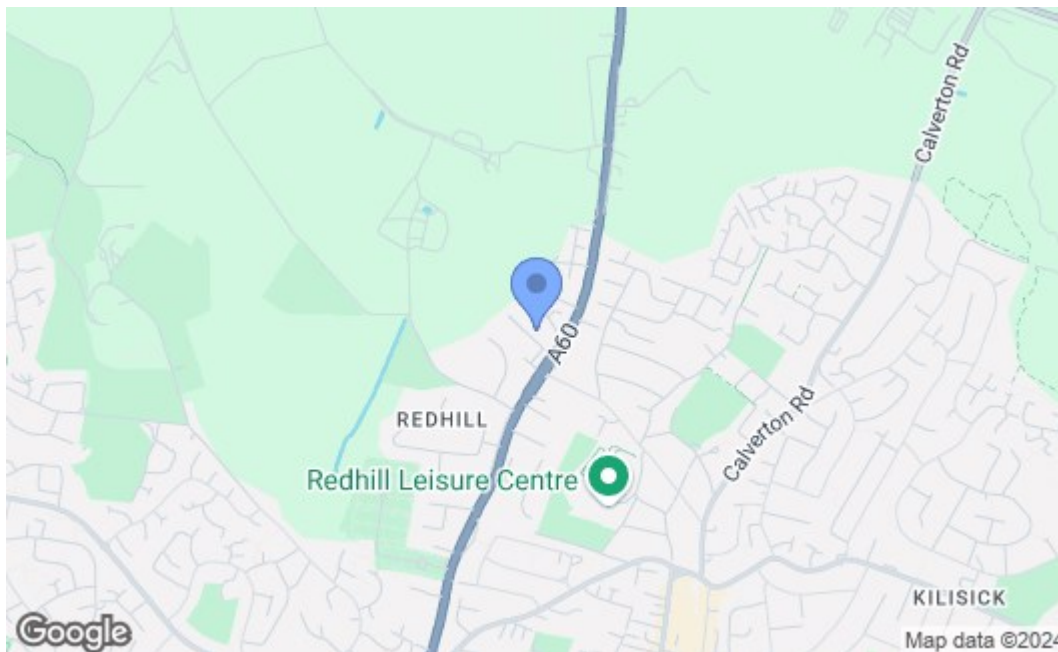
Flood Defences: No

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			95
(81-91) B		83	
(69-80) C			
(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	
Environmental Impact (CO <sub>2</sub> ) Rating		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.