



Rosedale Drive,  
Wollaton, Nottingham  
NG8 2JE

**£235,000 Freehold**





Situated just a short walk from Wollaton Park, you are positioned with a wealth of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, transport and commuter links such as the M1 and A52, and being ideally located within the school catchment area of Fernwood and Bramcote, which are highly desirable and prestigious educational establishments.

This wonderful property would be considered an ideal opportunity for a large variety of buyers including first time purchasers, young professionals or anyone looking to add to a buy to let portfolio.

In brief the internal accommodation comprises: entrance hall, spacious lounge, kitchen diner, utility room and downstairs WC to the ground floor. Then rising up to the first floor are three bedrooms and bathroom.

Outside the property to the front is a lawned garden with large driveway with plenty of off-road parking and gated side access to the private and enclosed rear garden. This is primarily lawned with some mature shrubs.

Having been let out for a number of years this great property is offered to the market advantage of gas central heating, UPVC double glazing throughout, and offers fantastic potential to extend subject to the necessary consents, an early internal viewing comes highly recommended in order to be fully appreciated.



### Entrance Hall

Entrance door, and doors leading in to the WC and further hallway.

### Lounge

14'4" x 11'1" (4.37m x 3.39m )

A carpeted reception room, with radiator, electric fireplace and UPVC double glazed window to the front aspect.

### Kitchen Diner

11'3" x 11'2" (3.43m x 3.42m )

A range of wall and base units with work surfacing over and tiled splashbacks, one and a half bowl sink with mixer tap, inset electric hob with extractor fan above and integrated electric oven. Space and fittings for freestanding appliances to include fridge freezer, tiled flooring and UPVC double glazed windows to the rear aspect.

### Utility Room

8'0" x 6'0" (2.44m x 1.85m )

Work surfacing with tiled splashbacks, wall mounted boiler, and space and fittings for freestanding appliances to include washing machine and dryer.

### Downstairs WC

Low flush WC and wash hand basin, with tiled splashbacks, radiator and UPVC double glazed window to the side aspect.

### First Floor Landing

Carpet flooring, and doors to the bedrooms and bathroom.

### Bedroom One

12'11" x 10'2" (3.95m x 3.12m )

A carpeted double bedroom, with radiator and UPVC double glazed window to the front aspect.

### Bedroom Two

12'10" x 8'6" (3.92m x 2.60m )

A carpeted double bedroom, with radiator and UPVC double glazed window to the rear aspect.

### Bedroom Three

8'8" x 7'1" (2.65m x 2.18m )

A carpeted single bedroom, with radiator and UPVC double glazed window to the front aspect.

### Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with shower above, part tiled walls, radiator, UPVC double glazed window to the rear aspect and extractor fan.

### Outside

Outside to the front is a lawned garden with fenced boundaries, a driveway with ample off street parking for multiple cars and gated side access. The rear is then enclosed and primarily lawned with mature shrubs.

### 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

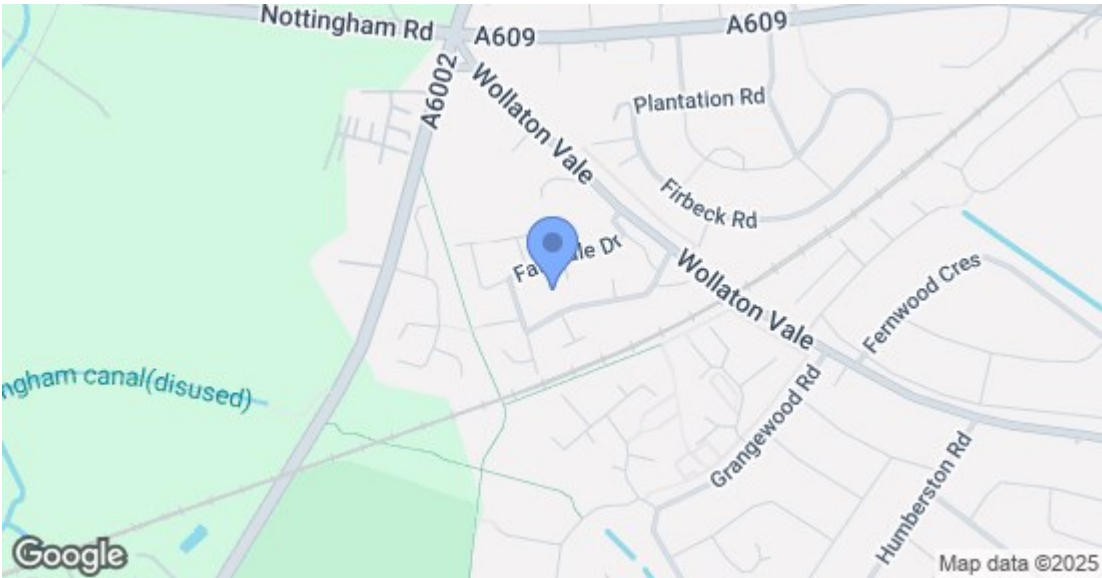
Accessibility/Adaptions: None

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	74	
(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 <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		
England & Wales		
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