



Ridgeway Walk
Top Valley, Nottingham NG5 9DP

A WELL PRESENTED THREE BEDROOM
HOME FOR SALE

Offers In The Region Of £160,000 Freehold



Robert Ellis Estate Agents are delighted to offer for sale this spacious three-bedroom mid-terrace home, situated on Ridgeway Walk in the popular residential area of Top Valley, Nottingham.

The property offers well-proportioned accommodation throughout and would make a great choice for first-time buyers, young families or investors looking for a home with plenty of potential.

Entering through the hallway, there is useful built-in storage and access into the separate living room, providing a comfortable space to relax. To the rear is a generous kitchen diner, fitted with a range of units and offering plenty of room for dining. Sliding doors lead into the conservatory, creating an additional reception space with French doors opening directly onto the rear garden.

Upstairs, the first-floor landing leads to three bedrooms, with the third bedroom also benefiting from built-in storage. Completing the accommodation is the family bathroom, fitted with a three-piece suite including a bath with electric shower over.

Outside, the property has a garden to the front, while the enclosed rear garden features a paved patio, useful garden storage and gated rear access.

Located in Top Valley, the property is conveniently positioned for local schools, shops and amenities, with access to surrounding areas of Nottingham.

An early viewing is highly recommended to appreciate the space and potential this home has to offer.



Entrance Hallway

UPVC entrance door, laminate flooring, staircase leading to the first floor landing, panelling to the walls, storage cupboards, doorway opening through to the kitchen diner, door leading through to the living room.

Living Room

12'80 x 10'90 approx (3.66m x 3.05m approx)

Carpeted flooring, UPVC double glazed window to the front elevation, wall mounted radiator.

Kitchen Diner

17'18 x 10'25 approx (5.18m x 3.05m approx)

A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, space and plumbing for a washing machine, space and point for fridge, space and point for freezer, oven with four ring gas hob over with extractor hood above, tiled flooring, storage cupboard, panelling to the walls, tiled splashbacks, sliding door leading through to the conservatory.

Conservatory

10'87 x 6'97 approx (3.05m x 1.83m approx)

UPVC double glazed windows surrounding, UPVC double glazed French doors leading out to the rear garden, tiled flooring, wall mounted radiator.

First Floor Landing

Carpeted flooring, panelling to the walls, storage cupboard, wall mounted radiator, loft access, doors leading off to:

Bedroom One

13'31 x 10'87 approx (3.96m x 3.05m approx)

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

Bedroom Two

10'82 x 9'22 approx (3.05m x 2.74m approx)

UPVC double glazed window to the front elevation, laminate flooring, wall mounted radiator.

Bedroom Three

5'48 x 8'03 approx (1.52m x 2.51m approx)

UPVC double glazed window to the front elevation, laminate flooring, built-in storage, wall mounted radiator.

Bathroom

8'22 x 5'45 approx (2.44m x 1.52m approx)

UPVC double glazed windows to the rear, WC, handwash basin with mixer tap, panelled bath with electric shower over, tiled splashbacks, wall mounted radiator.

Front of Property

To the front of the property there is a front garden with steps leading down to the front entrance door.

Rear of Property

To the rear of the property there is an enclosed rear garden with paved patio area, outdoor water tap, external lighting, steps leading to garden storage and gated access to the rear.

Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 6mbps Ultrafast 5500mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

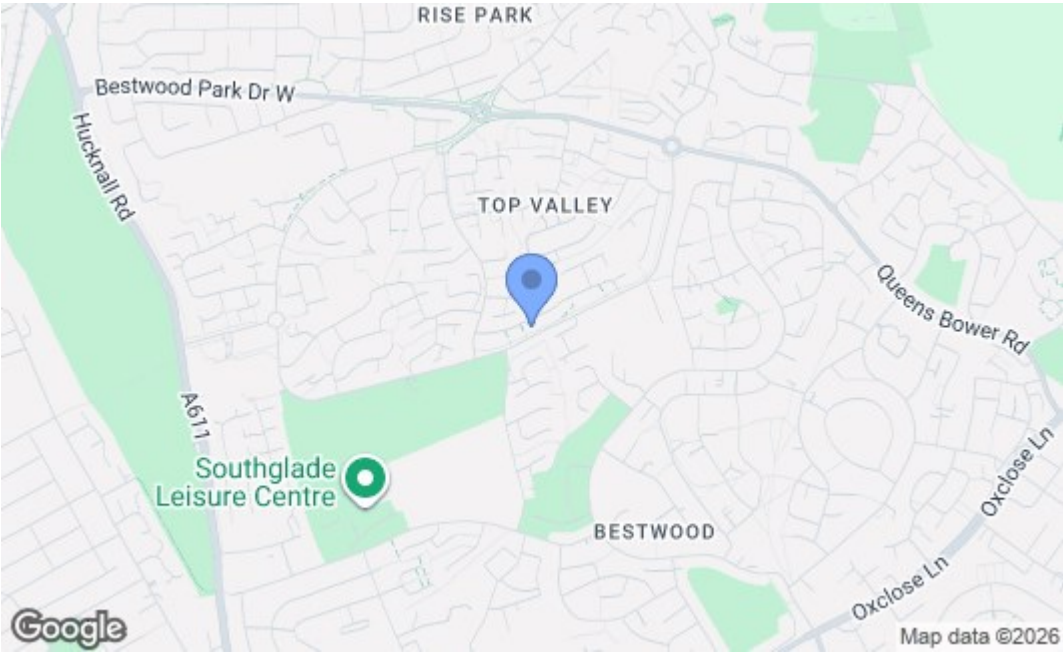
Flood Defences: No

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		
(81-91) B		
(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.