

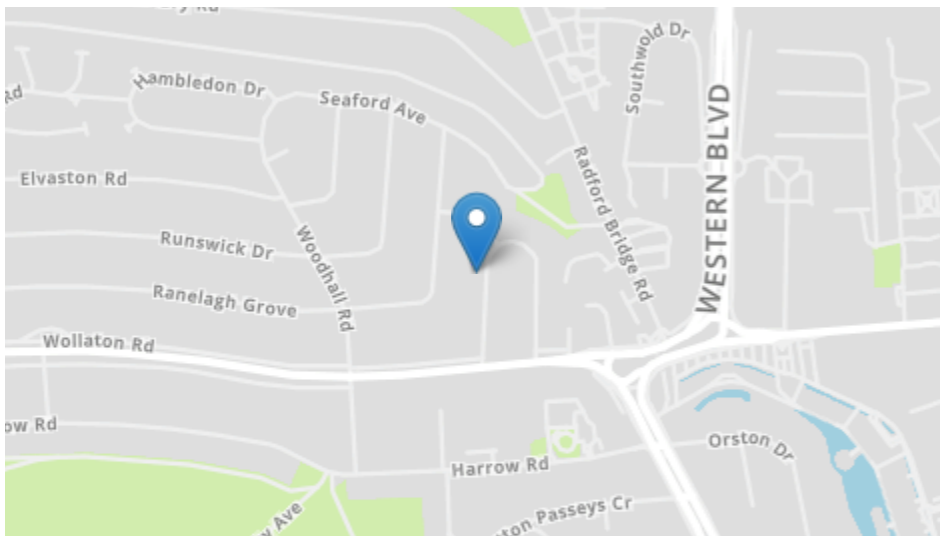
Ringwood Crescent, NG8 1HL

Offers in Region of £325,000



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Ref - 27145192



- Semi Detached House
- 3 Bedrooms
- Open Plan Dining Kitchen
- Downstairs WC & Utility Room
- Off Road Parking
- West Facing Rear Garden
- Popular Residential Location
- Favours School Catchment
- Ease Of Access To Nottingham City Centre

Our Seller says....

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



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\*\*\* LOCATION, LOCATION, LOCATION! \*\*\* A superb opportunity to purchase a bay fronted, traditional style semi detached house offering so much character and convenience. Within catchment of the most favoured Bluecoat Academy (OFSTED RATED OUTSTANDING), this location is always popular with families. In brief, the accommodation comprises: entrance porch & hallway, traditional lounge with bay window and burner, open plan dining kitchen with doors leading out to the enclosed garden, to the rear of the kitchen a utility room and w/c. To the first floor a landing giving access to three bedrooms to spacious double and a three piece bathroom. To the outside a front garden with off road parking to the front and to the rear an enclosed garden with decking and lawn areas. The property is located just off Wollaton Road popular for schools such as Middleton School and Fernwood School, public transport leading into Nottingham City Centre, Queens Medical Centre and Nottingham University. For family fun, there is the well known Wollaton Hall and Deer Park and a number of desirable family and pet friendly public houses in the area.

## Ground Floor

### Entrance Hall

Entrance door to the front, radiator, stairs to the first floor and doors to the lounge and dining kitchen.

### Lounge

4.54m x 4.05m (14' 11" x 13' 3") UPVC double glazed bay window to the front, radiator, inset multi fuel burner.

### Dining Kitchen

5.6m x 3.12m (18' 4" x 10' 3") A range of matching wall & base units, work surfaces incorporating a inset sink & drainer unit. Integrated electric oven & hob with extractor over. UPVC double glazed window to the rear, radiator and door to the rear hall.

### Rear Hall

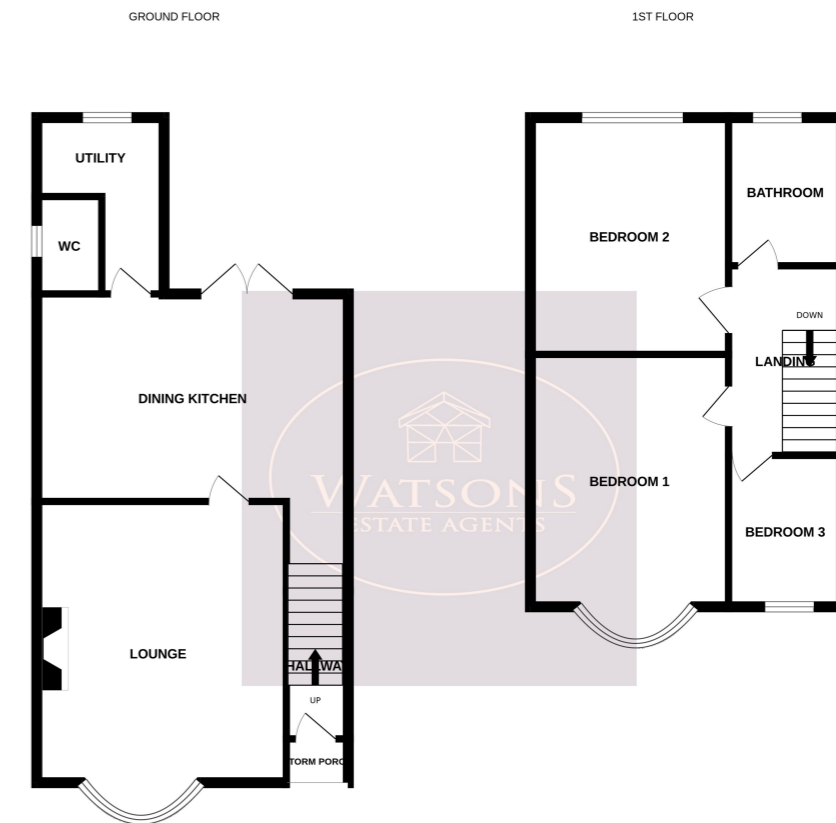
Doors to the WC, utility room and rear garden.

### WC

WC, wall mounted sink & radiator.

### Utility Room

Plumbing for washing machine.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix 02/24

## First Floor

### Landing

Doors to all bedrooms and bathroom.

### Bedroom 1

4.56m x 3.25m (15' 0" x 10' 8") UPVC double glazed bay window to the front and radiator.

### Bedroom 2

3.13m x 2.87m (10' 3" x 9' 5") UPVC double glazed window to the rear, radiator.

### Bedroom 3

2.3m x 1.67m (7' 7" x 5' 6") UPVC double glazed window to the front and radiator.

### Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with shower over. Heated towel rail and obscured uPVC double glazed window to the rear.

### Outside

To the front of the property is off road parking for 1 car. The West facing rear garden garden comprises a paved patio, lawned garden and timber built shed. The garden is enclosed by timber fencing to the perimeter with gated access to the side.