Robert Ellis

look no further...







Ransom Drive,
Mapperley, Nottingham
NG3 5LR

£195,000 Freehold

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Robert Ellis Estate Agents are delighted to present this two bedroom semi-detached home, situated on Ransom Drive in a popular and convenient Nottingham location. Offering modern, well-proportioned accommodation alongside off-road parking and a generous rear garden, the property would make an excellent choice for first-time buyers, couples or investors.

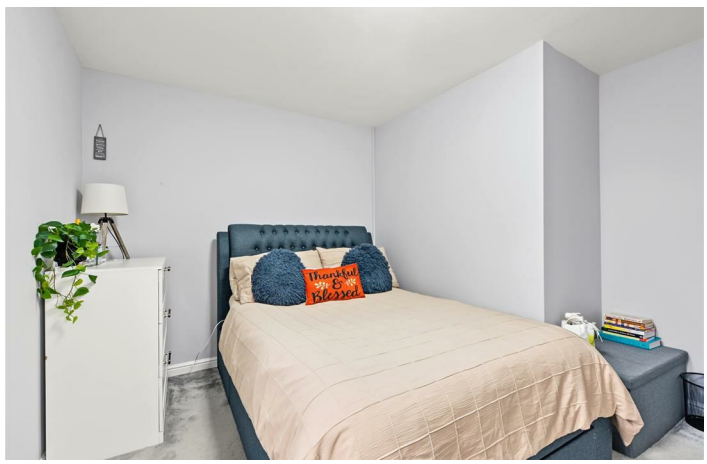
Entering through the hallway, there is the added benefit of a useful ground floor WC. The spacious lounge provides plenty of room for relaxing and also incorporates the staircase to the first floor. From here, access leads through to the kitchen diner, fitted with a range of units, integrated oven and gas hob, space for appliances and useful understairs storage. A rear door opens directly onto the garden, making the space ideal for everyday living and entertaining.

Upstairs are two well-proportioned bedrooms, with the second bedroom benefiting from built-in storage. Completing the first floor is the family bathroom, fitted with a three-piece suite including a bath with shower over.

Outside, the property benefits from a lawned frontage and a driveway to the side providing off-road parking, with gated access into the rear garden. The enclosed rear garden offers a paved patio and lawn, providing a great space for relaxing, entertaining or enjoying the warmer months.

Conveniently positioned for access to local shops, schools and transport links, with Mapperley, Sherwood and Nottingham City Centre within easy reach, this is a fantastic opportunity for buyers looking for a home in a well-connected location.





Entrance Hallway
Composite entrance door to the front elevation, wall mounted radiator, laminate flooring, doors leading off to:

Ground Floor WC
2'7" x 4'11" approx (0.8 x 1.5 approx)
UPVC double glazed window to the side elevation, WC, wall mounted radiator, handwash basin with tiled splashback, linoleum flooring.

Lounge
13'9" x 12'1" approx (4.2 x 3.7 approx)
UPVC double glazed windows to the front and side elevations, laminate flooring, wall mounted radiator, staircase leading to the first floor landing, door leading through to the kitchen.

Kitchen Diner
10'9" x 12'1" approx (3.3 x 3.7 approx)
A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, integrated oven with four ring gas hob and extractor hood above, space and plumbing for a washing machine, space and plumbing for a dishwasher, space and point for a fridge freezer, linoleum flooring, understairs storage cupboard, wall mounted radiator, UPVC double glazed window to the rear elevation, composite double glazed door leading out to the rear garden.

First Floor Landing
Laminate flooring, wall mounted radiator, loft access hatch with ladders, doors leading off to:

Bedroom One
12'1" x 10'5" approx (3.7 x 3.2 approx)
UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring.

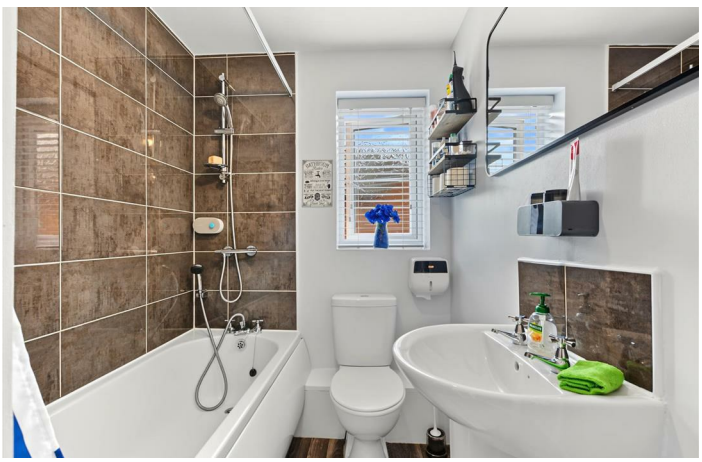
Bathroom
6'6" x 5'2" approx (2.0 x 1.6 approx)
UPVC double glazed window to the side elevation, tiled splashbacks, panelled bath with mains fed shower over, WC, handwash basin, wall mounted radiator, linoleum flooring.

Bedroom Two
7'6" x 12'1" approx (2.3 x 3.7 approx)
UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator, built-in storage cupboard.

Outside
To the front of the property there is a garden laid to lawn and a pathway leading to the front entrance door, driveway providing off the road parking to the side of the property with gated access to the rear garden.

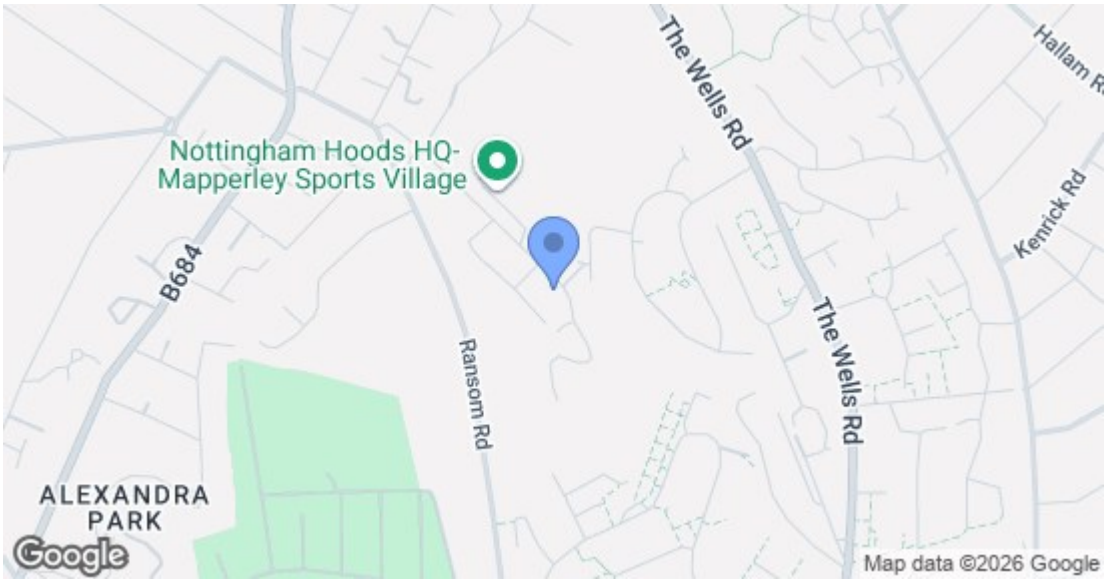
To the rear of the property there is an enclosed rear garden with paved patio area, garden laid to lawn, fencing to the boundaries, gated access to the driveway.

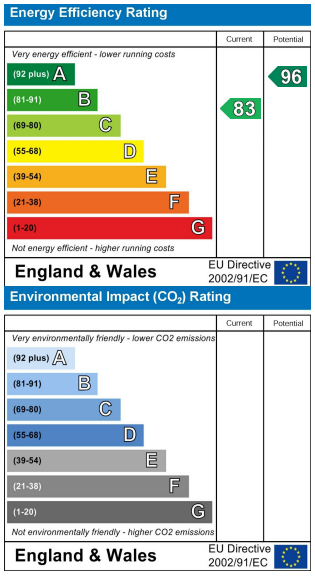
Agents Notes: Additional Information
Council Tax Band:
Local Authority: Gedling Nottingham
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 20mbps Ultrafast 1000mbps
Phone Signal: 02, Vodafone, EE, Three
Sewage: Mains 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











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.

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