HOPKINS & DAINTY
ESTATE AGENTS









Ransom Drive, Nottingham, NG3 5LR

£195,000

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL offer this modern semi detached home.
Set in a popular residential location, built c. 2020.
Comprising: Entrance hall with a Guest WC. A spacious lounge and rear kitchen/diner. On the first floor there are two good sized bedrooms and a stylish bathroom. The property has gas central heating and double glazing; side driveway parking and a pleasant rear lawn garden with a patio seating area.
If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone. We are open 7 days a week.

Entrance Hall



Accessed via a double glazed entrance door, with a radiator and doors leading off.

Guest WC



Two piece suite comprising WC and wash hand basin. With a radiator and double glazed side window.

Lounge 13'10" x 12'2" (4.22 x 3.72)



Spacious lounge with laminate flooring, a radiator, stairs rising to the first floor, double glazed front and side windows and a door to:

Kitchen/Diner 12'2" x 10'9">7'7" (3.71 x 3.30>2.33)



Fitted range of base and wall units with worktops and an inset sink and drainer. There is a built in electric oven, gas hob and hood, along with space for further appliances including plumbing for a washing machine. Wall mounted gas boiler, a radiator, under stairs storage cupboard, double glazed window and door opening to the rear garden.

First Floor Landing

With access to the loft space via a pull down ladder. The loft is part boarded providing storage space. Laminate flooring, a radiator and doors leading off.

Bedroom 1 12'2" x 10'8">8'1" (3.73 x 3.27>2.47)



Front bedroom with a radiator and double glazed window.

Bedroom 2 12'3" x 7'8" (3.74 x 2.34)



Rear bedroom with a radiator and double glazed window.

Bathroom 6'5">5'6" x 5'4" (1.96>1.70 x 1.64)



Three piece suite comprising bath with a shower over, wash hand basin and WC. Tiled splash backs, radiator, extractor vent and a double glazed side window.

Side Driveway

Driveway parking and gated access to the rear garden.

Rear Garden



Enclosed lawn and patio garden with fencing to the boundary.

Service Charge

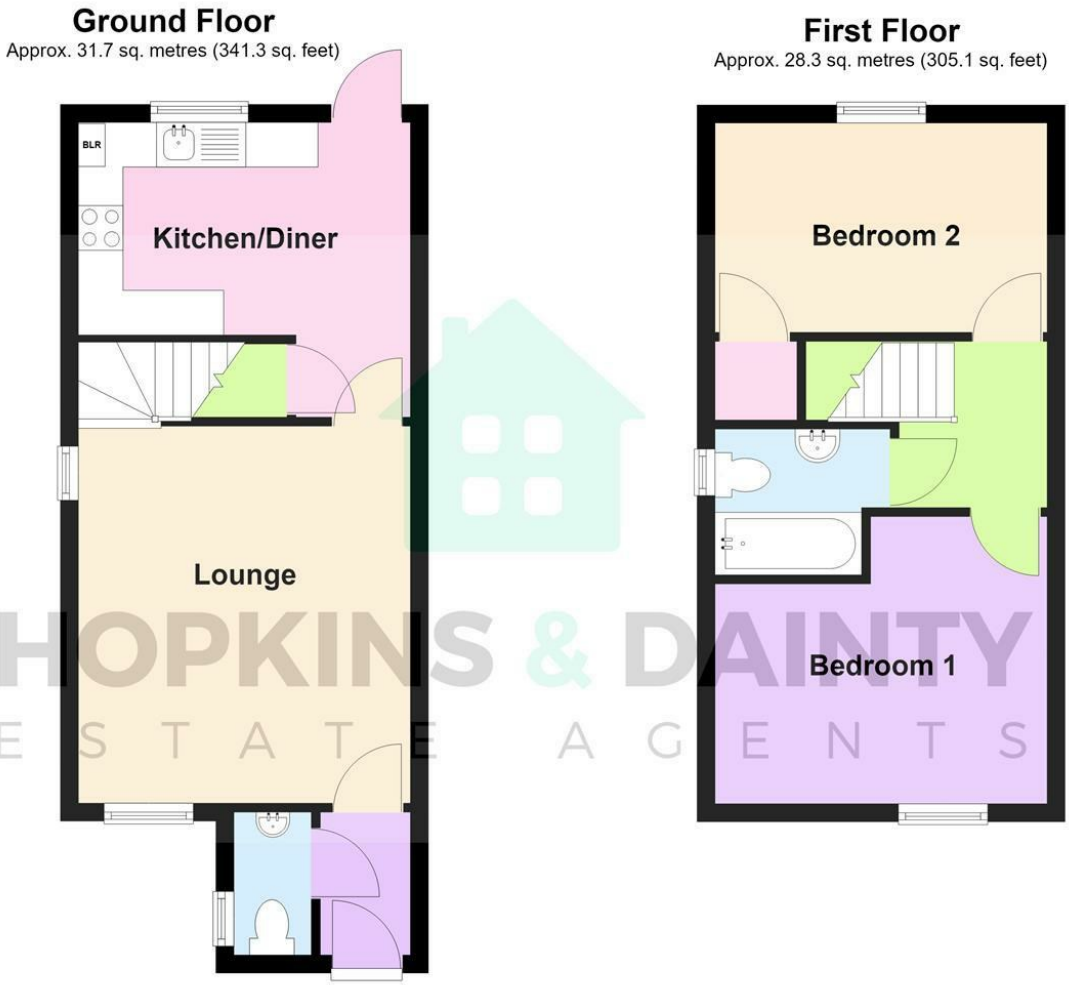
We understand that this property is subject to an annual estate maintenance charge in the region of £205.00 We always recommended buyers to get their legal adviser to verify these details prior to exchange of contracts.

Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is

intended as a guide layout only. Dimensions are approximate. Do Not Scale.

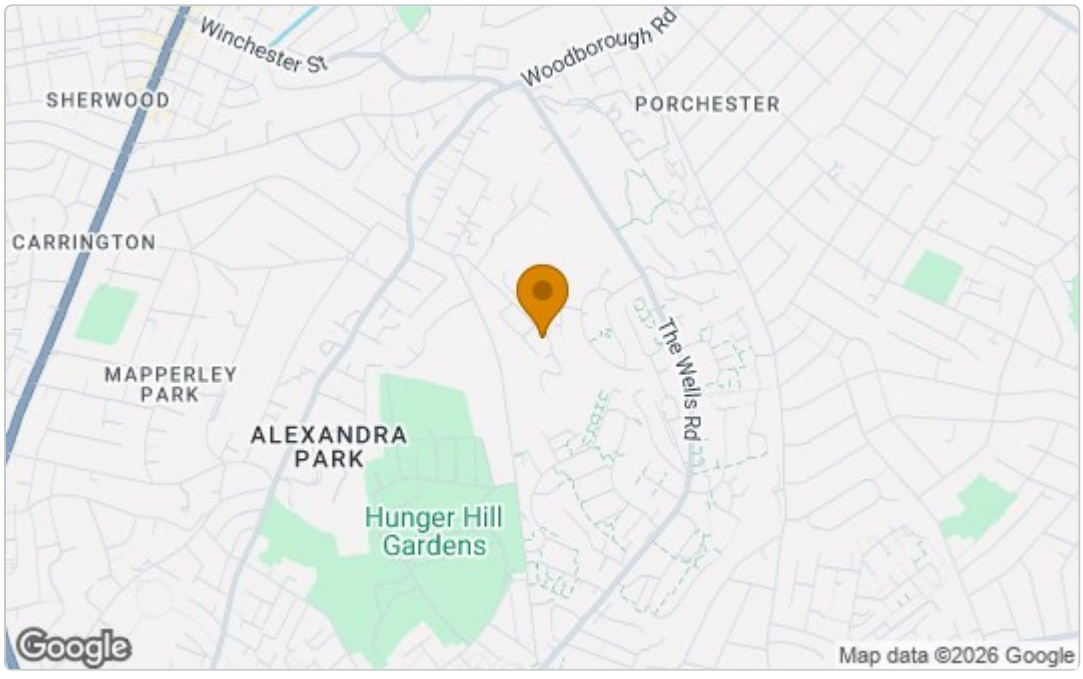
Floor Plan



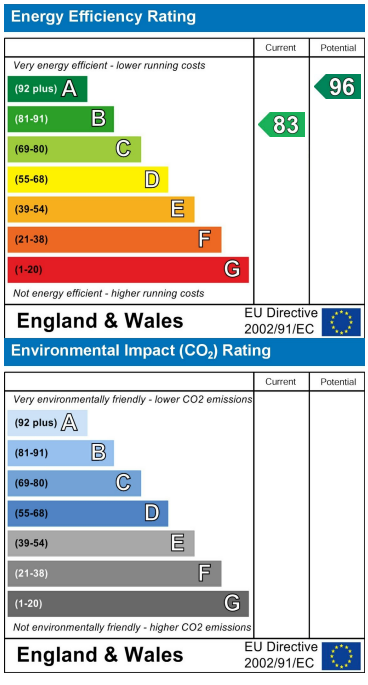
Total area: approx. 60.1 sq. metres (646.4 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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