



Offers Over £165,000 Leasehold

5 HUTT FARM COURT | RAVENSHEAD | NOTTINGHAM | NG15 9AW

**BuckleyBrown**  
ESTATE AGENTS

FANTASTIC OPPORTUNITY! Located within Ravenshead, Nottingham, Hutt Farm Court offers a delightful opportunity for first-time buyers or savvy investors to expand their portfolio. This house is situated in a peaceful neighbourhood, providing a perfect blend of tranquillity and convenience. With local amenities, schools, and parks just a stone's throw away, this location is ideal for those seeking a community-oriented lifestyle. Let us tell you more.

Upon entering the property, you will find a welcoming ground floor that features a spacious living area, perfect for relaxation and entertaining. The well-appointed kitchen is just next door providing ample space for culinary pursuits, making it a delightful spot for preparing meals and enjoying family gatherings.

Venturing upstairs, you will discover two generously sized bedrooms, each offering a blank canvas to make your own. Just off the landing is a three piece neutral family bathroom.

Outside, the property boasts a private driveway and garage allowing for secure off road parking at all times.

View today to appreciate the full potential of the property!





**Porch**  
With leading access into;

**Lounge 12'2" x 15'3"**  
Spacious reception with carpeted flooring, central heating radiator and dual aspect windows to both the front and rear.

**Kitchen 10'5" x 15'3"**  
Complete with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances, decorative splashback tiles and windows to the rear elevation.

**Landing**  
Window to the rear and leading access into;

**Bedroom One 12'5" x 8'11"**  
Carpeted flooring, central heating radiator and a window to the front elevation.

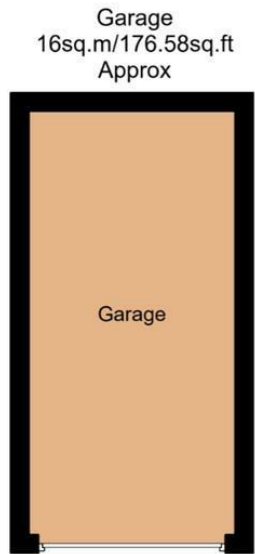
**Bedroom Two 9'6" x 6'1"**  
Carpeted flooring, central heating radiator and a window to the rear elevation.

**Bathroom 8'11" x 11'7"**  
Expansive bathroom comprising of a hand wash basin, low flush wc and a bath with an overhead shower.

**Garage 8'11" x 17'7"**  
Accessible from the rear elevation.

**Outside**  
Low maintenance lawn to the front with a path leading to the front door whilst the rear provides a driveway and garage.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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