



**Haddon Road, Ravenshead**

Nottingham, Nottinghamshire, NG15 9EZ

**NEWTON**FALLOWELL 

Haddon Road, Ravenshead  
Nottingham, Nottinghamshire, NG15 9EZ  
£205,000

**\*\*HOMELY & IMMACULATE. FITTED WITH A MODERN SHAKER  
STYLE KITCHEN, UPVC WINDOWS AND OAK DOORS\*\***

**VIEWING IS HIGHLY RECOMMENDED!!!** Newton Fallowell are pleased to offer this neutrally decorated property which comprises of: L-shaped entrance hallway with loft access, lounge with exposed chimney breast and French doors, fitted kitchen with various integrated appliances (free standing washing machine included), two double bedrooms (bedroom two could be made into a dining room) and a beautifully modernised shower room. Externally: Low maintenance front/rear gardens, tandem gated driveway leading to the single detached garage (with power).

**\*\*VIRTUAL TOUR AVAILABLE\*\***



## Accommodation

### L-Shaped Entrance Hallway

### Lounge

15'2" x 11'2" (4.644 x 3.418)

### Kitchen

9'5" x 7'11" (2.874 x 2.422)

### Master Bedroom

13'6" x 10'11" (4.127 x 3.350)

### Bedroom Two

9'10" x 8'10" (3.012 x 2.716)

### Shower Room

6'7" x 5'11" (2.013 x 1.827)

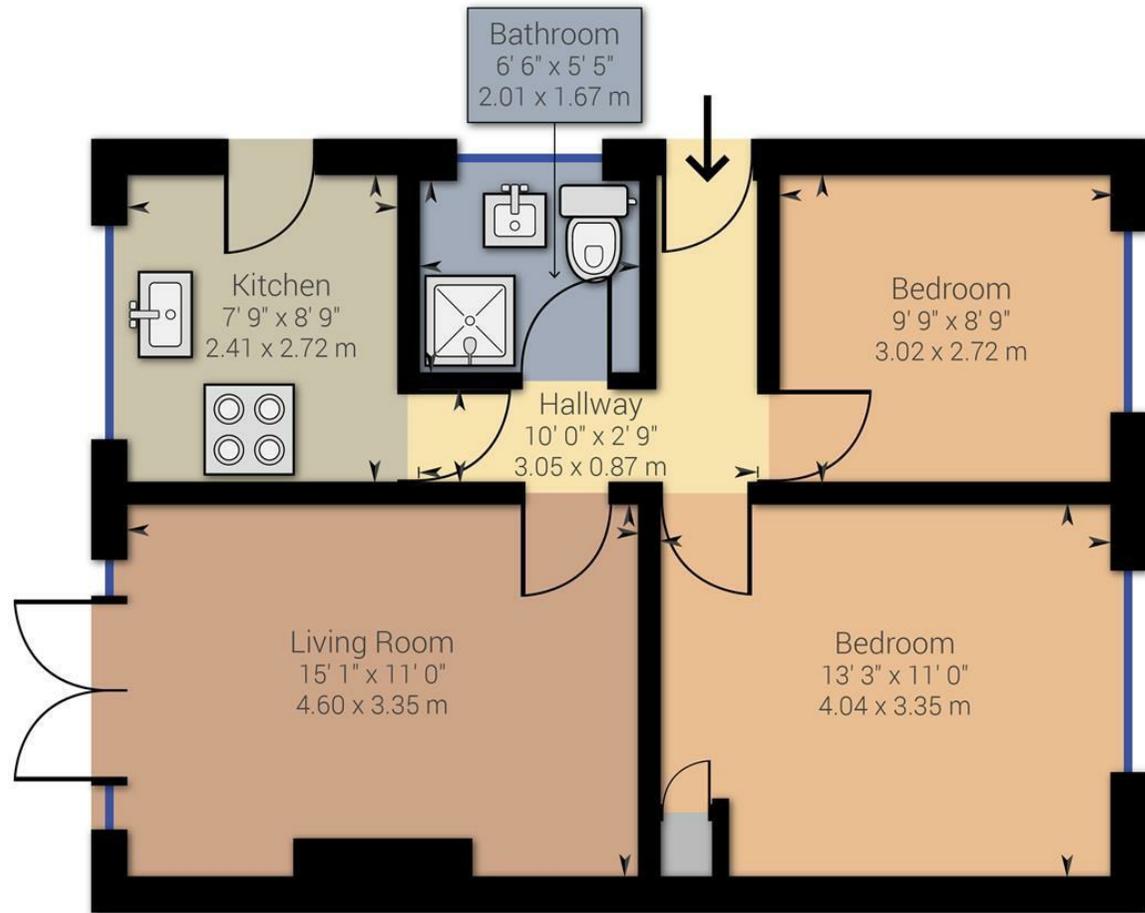
### Externally



- Well presented with a light and neutral interior
- Tandem driveway leading towards the single detached garage
- Low maintenance with a modern combination boiler
- Two double bedrooms
- Upgraded shower room and kitchen
- Bedroom Two would make an ideal dining room



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	65	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		89
(81-91) B		
(69-80) C	64	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



**AGENTS NOTE – DRAFT PARTICULARS:**

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

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Approximate net internal area: 569.14 ft<sup>2</sup> / 52.88 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.



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