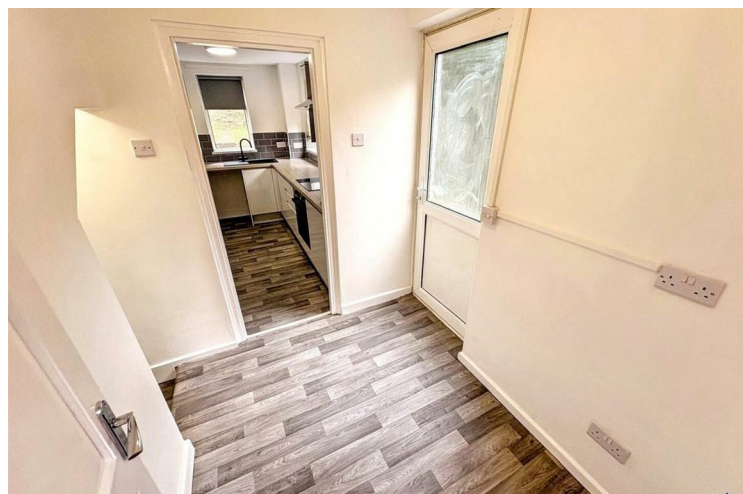




## 204 RANSOM ROAD NOTTINGHAM

£1,050 Per

A well-presented and recently refurbished three-bedroom property, finished throughout with neutral décor, grey fitted carpets and modern fixtures. The accommodation comprises a spacious living room, modern fitted kitchen, versatile dining room/study, three bedrooms and a brand new contemporary bathroom. Externally, the property benefits from an enclosed front courtyard and rear garden area. This home offers fresh, practical accommodation ideal for families, couples or professionals.



- VIRTUAL TOUR AVAILABLE • Modern throughout, recently refurbished • Brand new kitchen • Brand new bathroom

### Entrance Hallway

A welcoming and spacious entrance hallway with fitted entrance matting and a useful built-in storage cupboard. The hallway provides access through to the main living areas and offers a practical space for coats, shoes and everyday essentials.

### Kitchen

A modern fitted kitchen finished with sleek white units, wood-effect worktops and stylish grey tiled splashbacks. The kitchen includes an electric hob, integrated oven, stainless steel extractor fan, black sink with matching tap, and grey roller blinds. The wood-effect flooring gives the room a fresh, contemporary finish.

### Dining Room

A versatile additional reception room, ideal for use as a dining room, home office, children's playroom or extra storage space. The room benefits from under-stairs storage with fitted coat hooks, making it both practical and flexible for a range of uses.

### Living room

A bright and spacious living room featuring two large windows, allowing plenty of natural light into the space. Finished with grey fitted carpet and neutral décor, this room provides a comfortable and modern living area.

### Master Bedroom

A generously sized double bedroom with neutral décor, grey fitted carpet and a built-in storage cupboard.

### Second bedroom

A good-sized double bedroom, finished with neutral walls and grey fitted carpet.

### Bathroom

A brand new modern three-piece bathroom suite comprising toilet, pedestal wash basin and bath with shower over. The bathroom is finished with marble-effect aqua panelling, wood-effect flooring, grey roller blinds and a chrome heated towel radiator, creating a fresh and stylish finish.

### Third Bedroom

A single bedroom with neutral décor, grey fitted carpet and a small built-in storage cupboard. Ideal for use as a child's bedroom, nursery, dressing room or home office.

### Exterior

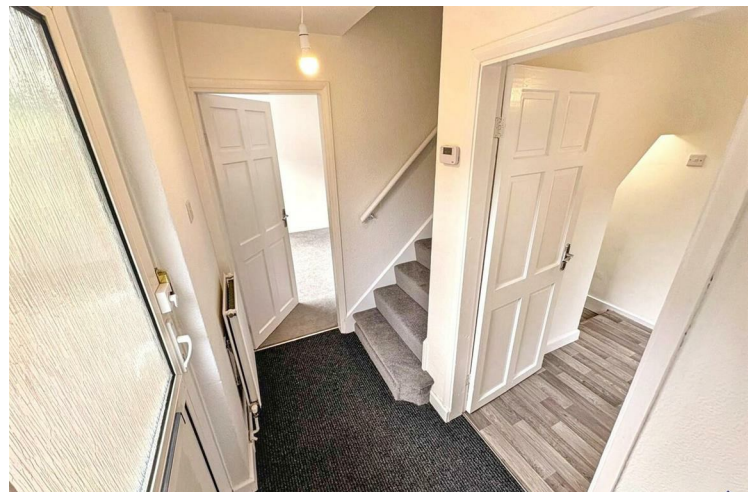
Externally, the property benefits from a large enclosed front courtyard. To the rear, the garden is accessed via a wooden side gate and offers a sizeable grassed area. Please note, the rear garden is set on a steep incline. The outdoor space provides a private area with greenery surrounding the property.

### Location

The property is well placed for a range of local amenities, schools and transport links. Nearby schools include Walter Halls Primary and Early Years School, Porchester Junior School, St Ann's Well Academy and The Wells Academy on Ransom Drive. Local shops and everyday conveniences can be found nearby, including Sainsbury's Local, convenience stores, pharmacies and a wider selection of shops, cafés and services around Mapperley and Woodborough Road. The area also benefits from good public transport links, with nearby bus stops providing access towards Nottingham city centre, and Nottingham train station approximately 2 miles away.

### Relevant information

Access: Access to the property is via small steps externally.



- New flooring throughout • New combi boiler installed • Redecorated throughout • 2 Spacious bedrooms • Blinds fitted throughout • EPC - C / Council Tax band - A

Electricity and gas supply: Mains connection.

Water and sewerage status: Mains connection.

Heating and hot water status: Gas central heating.

Broadband and mobile phone coverage: see [checker.ofcom.org.uk](http://checker.ofcom.org.uk).

Flood risk in this location: Surface water = Very Low.

River/Sea = Very Low.

Flood risk from Groundwater = This location is outside of a groundwater flood alert area

Flooding from reservoirs = unlikely in this area.

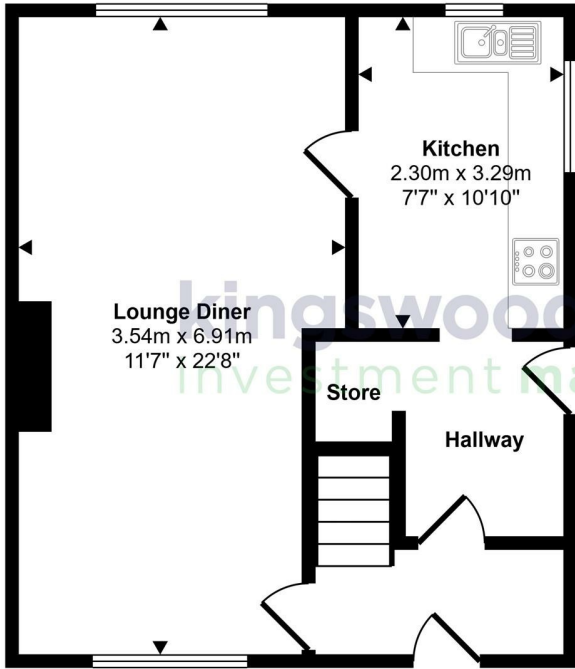
Coal mining area location: located on the coalfield.

Council: Nottingham City Council

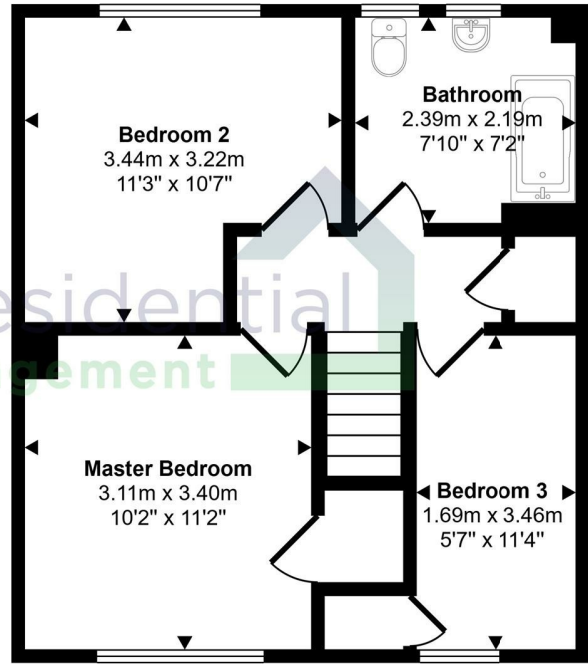
Any planning permission in the area: see [nottinghamcity.gov.uk/information-for-business/planning-and-building-control/planning-applications/](http://nottinghamcity.gov.uk/information-for-business/planning-and-building-control/planning-applications/)



Approx Gross Internal Area  
82 sq m / 878 sq ft



Ground Floor  
Approx 41 sq m / 440 sq ft



First Floor  
Approx 41 sq m / 438 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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>	69	75
(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	

**EPC Rating: C    Council Tax Band: A**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Nottinghamshire  
1 East Circus Street  
Nottingham  
NG1 5AF

01157043163  
enquiries@kingswoodrim.co.uk  
www.kingswoodrim.co.uk

