



31 Rise Park Road, Nottingham - NG5 5BN

Guide Price **£280,000**





31 Rise Park Road

Nottingham, Nottingham

NO CHAIN! 3 bed extended detached home close to amenities, schools and transport! Lots of potential for reconfiguration to suit individual needs, a garage and an electric gated multi-car driveway!

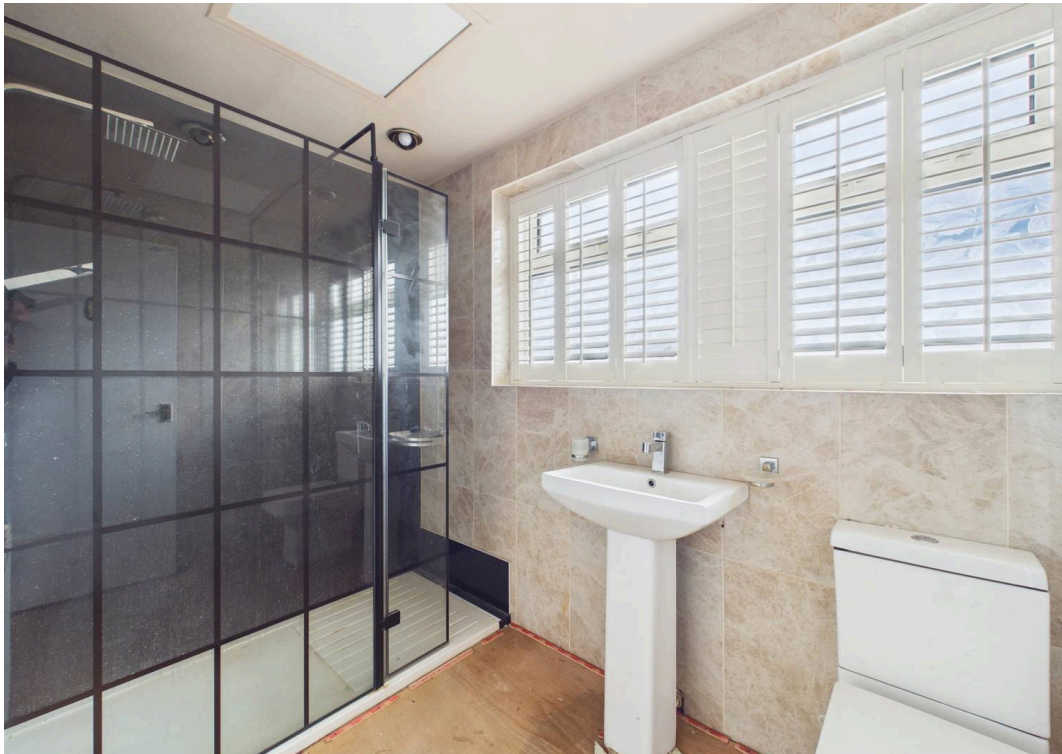
Council Tax band: C

Tenure: Freehold

- Extended detached home available with no upward chain
- Flexible layout offering excellent potential for reconfiguration and personalisation
- Close to local amenities, a variety of popular schools and frequent bus services to the City and surrounding areas
- Versatile ground floor reception spaces (including a lounge/diner, conservatory and additional lean-to)
- Fitted kitchen with an adjoining utility area
- Three well-proportioned bedrooms (including two spacious doubles)
- Contemporary first-floor shower room and a further ground floor shower room
- Low-maintenance rear garden including a feature covered decked seating area
- Set behind secure electric gates with a block-paved driveway suitable for multiple vehicles
- Garage with electric shutter door, power and lighting for convenience and security









Floor 0



Floor 1



Approximate total area⁽¹⁾

120.6 m²

1297 ft²

Reduced headroom

0.9 m²

10 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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