



Goodwood Avenue,  
Arnold, Nottingham  
NG5 7BB

**Guide Price £180,000 - 190,000**  
**Freehold**



Robert Ellis estate agents are delighted to bring to the market this superb Three-bedroom, Semi-detached home situated within the heart of Arnold, Nottingham.

The property is a stone's throw away from Arnold town center accommodating local amenities, shops, and restaurants. Alongside this, it offers easily accessible transport links into Mapperley, Nottingham City center and surrounding villages/towns. You have Redhill Academy and Richard Bonnington Primary & Nursery within the area, making it ideal for families.

Upon entry, you are greeted into the entrance hallway with a doorway leading into the fitted kitchen, this leads into the dining area with an archway leading into the living Room.

On the first floor we have three bedrooms, and a family bathroom. To the front elevation we have DRIVEWAY and at the rear we have a mature enclosed garden with fencing to the borders. We also have a brick-built outhouse and outside WC.

Due to its size and location, this home is a MUST VIEW! Contact the office on 01 15 648 5485 to arrange your viewing now. Selling with NO UPWARD CHAIN.



### Entrance Hallway

UPVC double glazed entrance door to the front, stairs to the first floor, ceiling light point, wall mounted radiator, understairs storage with electrical consumer unit and further storage space and internal glazed door to:

### Fitted Kitchen

10'3 x 8'5 approx (3.12m x 2.57m approx)  
UPVC double glazed door to the rear, UPVC double glazed window to the side, wall mounted Worcester Bosch gas central heating boiler, stainless steel sink with hot and cold taps above, range of matching wall and base units incorporating laminate work surface over, space and point for free standing gas cooker, tiled splashbacks, built-in storage cupboard with shelving, doorway through to:

### Dining Area

10'2 x 9'9 approx (3.10m x 2.97m approx)  
Wall mounted radiator, UPVC double glazed window to the rear, ceiling light point, range of base units with work surface over providing further storage, circular archway through to:

### Living Room

14'7 x 10'8 approx (4.45m x 3.25m approx)  
UPVC double glazed window to the front, two wall mounted radiators, ceiling light point, feature fireplace incorporating tiled hearth and surround with four bar wall mounted gas fire.

### First Floor Landing

UPVC double glazed window to the side, wall mounted radiator, ceiling light point, panelled doors to:

### Bedroom 1

14'1 x 10'8 approx (4.29m x 3.25m approx)  
UPVC double glazed window to the front, wall mounted radiator, ceiling light point, range of built-in wardrobes providing ample additional storage space.

### Bedroom 3

9'7 x 7'6 approx (2.92m x 2.29m approx)  
UPVC double glazed window to the front, wall mounted radiator, ceiling light point.

### Bedroom 2

14'2 x 8'4 approx (4.32m x 2.54m approx)  
UPVC double glazed picture window to the rear, ceiling light point, loft access hatch and storage cupboard.

### Bathroom

7' x 5'9 approx (2.13m x 1.75m approx)  
UPVC double glazed window to the rear, walk-in shower enclosure with electric Triton shower above, vanity wash hand basin, low flush w.c., wall mounted radiator, ceiling light point.

### Outside

To the front of the property there is a driveway providing ample off the road vehicle hard standing with hedges and fencing to the boundary.

To the rear there is a good size garden being laid partially to lawn with mature shrubs and trees planted to the borders, outside w.c. and outside store.

### Council Tax

Council Tax band B - Gedling Borough Council. To be confirmed by the purchasers solicitor.

### Property to sell?

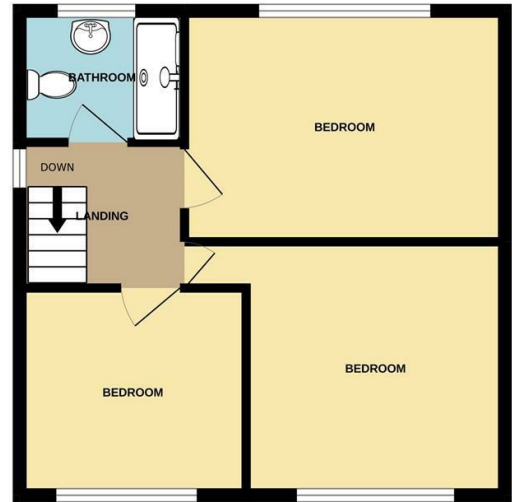
If you are considering selling your property, Robert Ellis Estate Agents would be delighted to provide a FREE PROPERTY VALUATION. Call us today to make an appointment on 0115 648 5485!



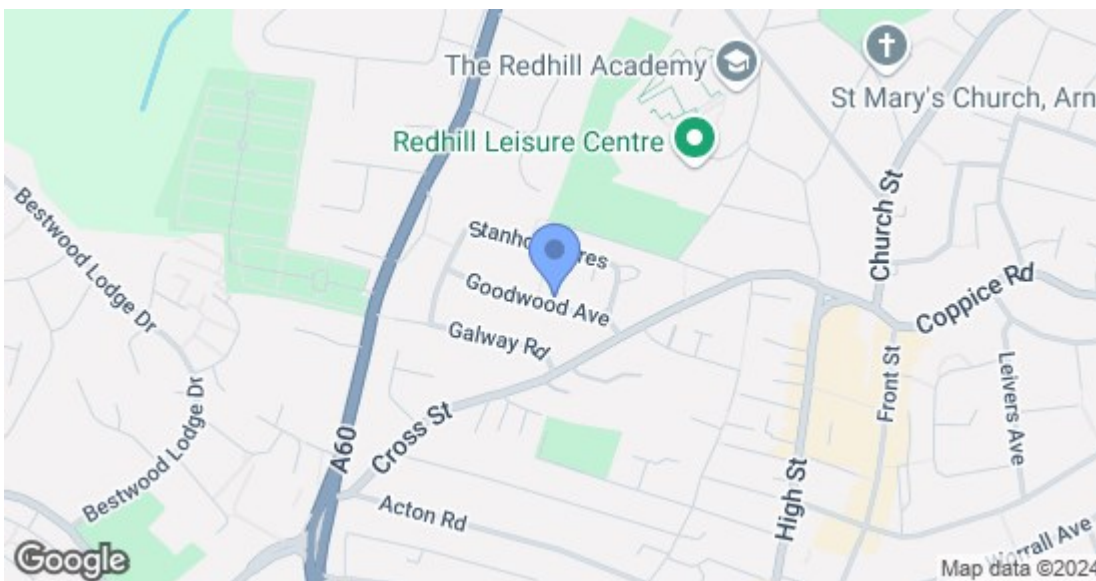
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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