

Killisick Road,  
Arnold, Nottingham  
NG5 8RD

**£180,000 Freehold**



\*\* IDEAL FIRST TIME BUY \*\*

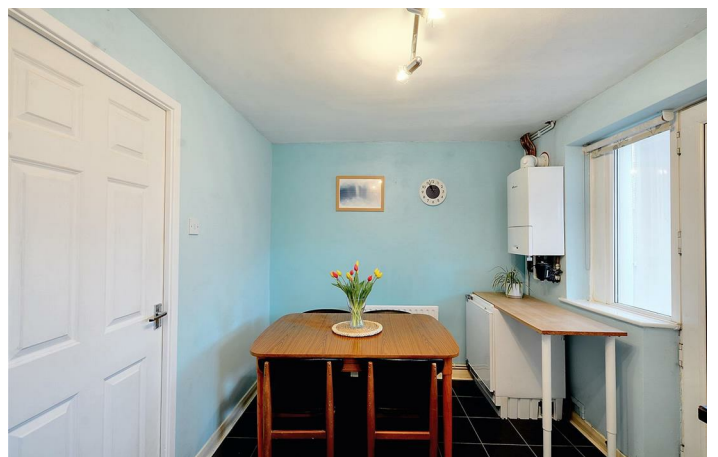
Robert Ellis Estate Agents are delighted to bring to the market this FANTASTIC TWO DOUBLE BEDROOM, MID TERRACE FAMILY HOME SITUATED IN ARNOLD, NOTTINGHAM.

The property is a stone's throw away from Arnold town centre accommodating local amenities, shops and restaurants. Alongside this, it offers easily accessible transport links into Mapperley, Nottingham City centre and surrounding villages/towns. You have Killisick Junior School across the road and Redhill Academy in the area, making it ideal for families.

Upon entry, you are welcomed into the hallway which leads to the lounge, kitchen diner with fitted units, conservatory with French doors opening onto the enclosed rear garden with laid to lawn, paved patio and driveway with gated access.

Stairs lead to landing, first double bedroom with fitted wardrobes, second double bedroom and modern family bathroom featuring a three piece suite.

A viewing is a MUST to appreciate the LOCATION of this property- Contact the office now to arrange your viewing!



### Front of Property

To the front of the property there is laid to lawn gardens with pathway to the front entrance. Parking available at the rear of the house on a paved area inside the properties boundary

### Entrance Hallway

9'1" x 4'3" approx (2.78 x 1.31 approx)

UPVC double glazed opaque front door to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Built-in storage cupboard (0.35 x 0.59 approx) Internal door leading into Living Room

### Living Room

13'5" x 16'11" approx (4.09 x 5.16 approx)

UPVC double glazed window bay fronted window to the front elevation. Laminate flooring. Wall mounted radiator. Ceiling light point. Feature electric fireplace with marble hearth and wooden surround

### Kitchen Diner

13'4" x 8'1" approx (4.08 x 2.48 approx)

UPVC double glazed opaque rear door leading to the Conservatory. UPVC double glazed windows to the rear elevation looking in the Conservatory. Tiled flooring. Tiled splashbacks. Wall mounted radiator. Ceiling light point. Range of fitted wall and base units incorporating worksurfaces above. Stainless steel sink and drainer unit with swan neck dual heat tap. Space and point for gas cooker. Space and plumbing for automatic washing machine. Space and plumbing for freestanding dishwasher. Space and point for fridge freezer. Ample space for dining table. Wall mounted Worcester Bosch combination boiler

### Conservatory

11'0" x 8'0" approx (3.37 x 2.44 approx)

UPVC double glazed French doors leading to the enclosed rear garden. UPVC double glazed windows to the side and rear elevations

### First Floor Landing

9'8" x 6'9" approx (2.96 x 2.07 approx)

Carpeted flooring. Ceiling light point. Loft access point. Built-in storage cupboards (0.62 x 0.83 approx) Internal doors leading into Bedroom 1, 2 and Family Bathroom

### Bedroom 1

13'11" x 10'2" approx (4.25 x 3.12 approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Built-in wardrobes (2.16 x 0.88 m approx)

### Bedroom 2

6'3" x 11'1" approx (1.92 x 3.39 approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point

### Family Bathroom

8'1" x 5'7" approx (2.47 x 1.71 approx)

UPVC double glazed opaque window to the rear elevation. Laminate flooring. Tiled splashbacks. Wall mounted radiator. Ceiling light point. 3 piece suite comprising of a panel bath with hot and cold taps and electric shower above, pedestal wash hand basin with hot and cold taps and a WC

### Rear of Property

To the rear of the property there is an enclosed rear garden with a laid to lawn area with flower beds and shrubbery. Paved area with ample space for outdoor seating and parking. Fencing surrounding. Space for shed. Gated access to rear parking

### Council Tax

Local Authority Gedling

Council Tax band B

### Agents Notes: Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Mains gas

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 20mbps Ultrafast 1000mbps

Phone Signal – 02, Vodafone, EE, Three

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defences – No

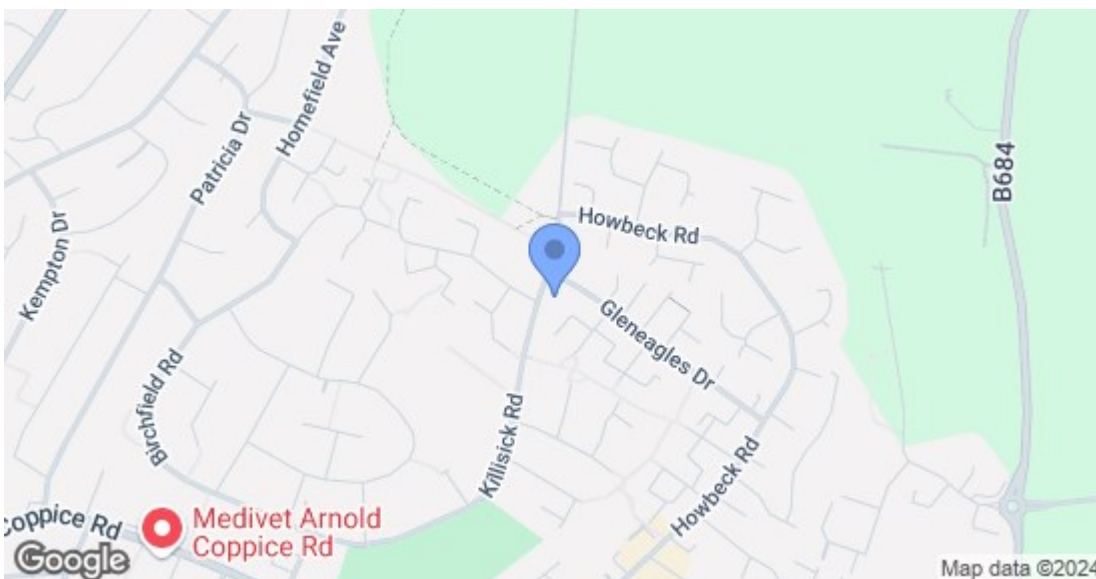
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



**Robert Ellis**  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		74	
(69-80) C			
(55-68) D			
(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	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.