



**Wardle Grove
Arnold, Nottingham NG5 7FE**

A THREE BEDROOM, END OF TERRACE
FAMILY HOME SITUATED IN ARNOLD,
NOTTINGHAM.

Guide Price £210,000 Freehold



** GUIDE PRICE £210,000 - £220,000 ** ** IDEAL STARTER HOME **

Robert Ellis Estate Agents are delighted to bring to the market this RECENTLY RENOVATED, END OF 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 Redhill Academy and Richard Bonington Primary & Nursery within the area, making it ideal for families.

Upon entry, you are welcomed into the hallway which leads to the lounge, lobby, modern kitchen with fitted appliances and dining space, pantry and downstairs WC. Stairs lead to landing, first double bedroom, second double bedroom, third bedroom and family bathroom benefitting from a three piece suite.

To the rear is an enclosed garden with patio area and laid to lawn. The front of the home also offers an enclosed garden with laid to lawn and pathway to the front door with steps.

This is the ideal property for prospective buyers to move into with ease and enjoy- Contact the office to arrange your viewing now, before it is too late!



Entrance Hallway

9'7" x 4'3" approx (2.93 x 1.31 approx)

UPVC double glazed opaque composite front door to the front elevation. Tiled flooring. Staircase to the First Floor Landing. Internal doors leading into the Lounge,

Lounge

13'7" x 11'10" approx (4.15 x 3.63 approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Internal door leading into the Lobby

Lobby

6'5" x 6'0" approx (1.96 x 1.84 approx)

Composite rear door leading to the enclosed rear garden. Internal doors leading into the Lounge, Kitchen, Ground Floor WC and Pantry Cupboard with single glazed wooden framed opaque window to the side elevation (0.86 x 1.26 m approx)

Kitchen

9'2" x 10'2" approx (2.81 x 3.12 approx)

UPVC double glazed window to the rear elevation. Wall mounted radiators. Tiled splashbacks. Range of wall base and drawers units incorporating worksurfaces above. 4 ring gas hob with extractor unit above. Integrated Logic oven. Stainless steel sink with dual heat tap above. Space and plumbing for automatic washing machine. Wall mounted combination boiler. Space and point for freestanding fridge and freezer

Ground Floor WC

2'9" x 6'0" approx (0.84 x 1.83 approx)

UPVC double glazed opaque window to the rear elevation. WC

First Floor Landing

7'4" x 6'10" (2.24 x 2.10)

UPVC double glazed window to the side elevation. Carpeted flooring. Internal doors leading into Bedroom 1, 2, 3 and Family Bathroom

Bedroom 1

10'5" x 9'2" approx (3.18 x 2.81 approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator

Bedroom 2

11'10" x 9'0" approx (3.63 x 2.75 approx)

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

Bedroom 3

8'11" x 7'6" approx (2.74 x 2.29 approx)

UPVC double glazed window to the side elevation. Carpeted flooring. Wall mounted radiator

Family Bathroom

7'7" x 4'11" approx (2.32 x 1.51 approx)

UPVC double glazed opaque window to the rear elevation. Tiled flooring. Partially tiled walls. Wall mounted radiator. White 3 piece suite comprising of a bath with hot and cold taps and electric shower above, hand wash basin with hot and cold taps and WC

Front of Property

To the front of the property there is a gated front garden with laid to lawn and pathway to the front entrance. Secure gated access to the rear enclosed garden. On road parking

Rear of Property

To the rear of the property there is an enclosed rear garden with patio area and steps leading to the laid to lawn area with hedging and fencing surrounding

Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

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

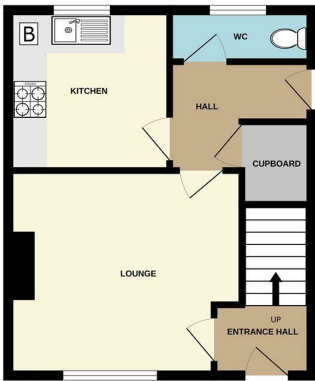
Non-Standard Construction: No

Any Legal Restrictions: No

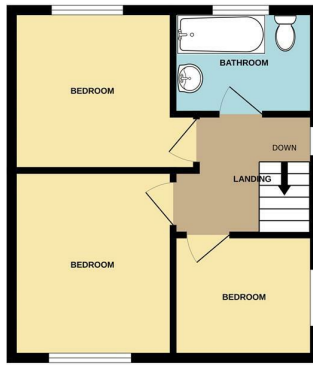
Other Material Issues: No



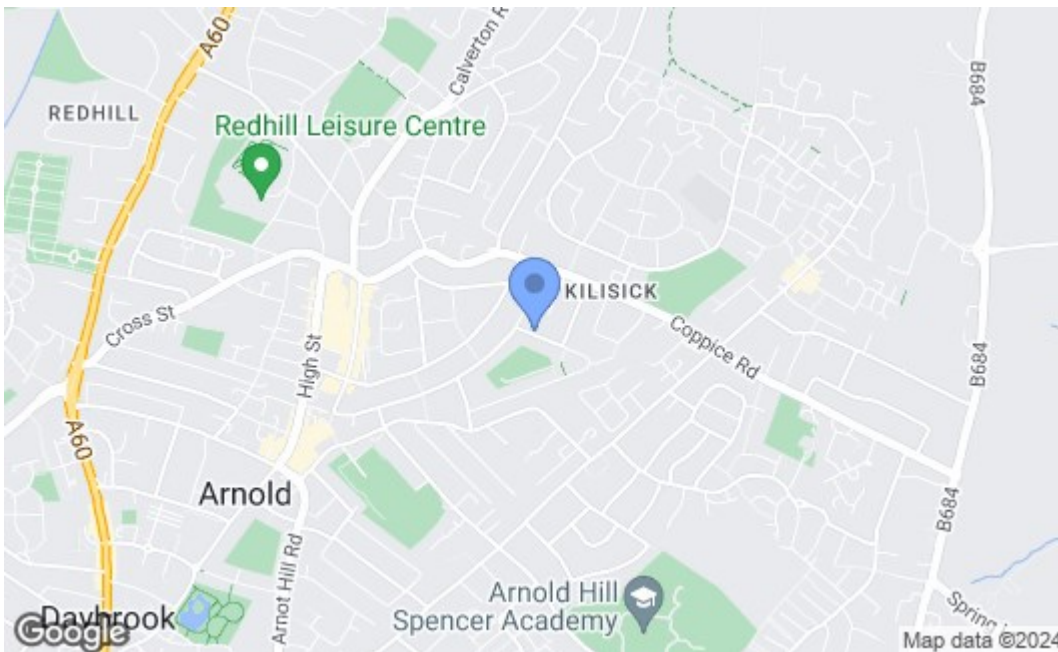
GROUND FLOOR
374 sq.ft. (34.7 sq.m.) approx.



1ST FLOOR
361 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA: 735 sq.ft. (68.3 sq.m.) approx.
While 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			89
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		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.