



Nursery Road
Arnold, Nottingham NG5 7ET

A TWO DOUBLE BEDROOM SEMI-
DETACHED SITUATED IN THE HEART OF
ARNOLD, NOTTINGHAM.

Guide Price £190,000 Freehold



** GUIDE PRICE £190,000 - £200,000 ** *** MUST VIEW ***

Robert Ellis Estate Agents are delighted to offer to the market this TWO DOUBLE BEDROOM SEMI-DETACHED property situated in the heart of Arnold, Nottingham.

This home is situated within walking distance to Arnold Town Centre which offers a successful high street with local shops, pubs and restaurants. Alongside this, it offers easily accessible transport links into Mapperley, Nottingham City Centre and surrounding villages/towns. You have Arnold View Infant School, Arnold Hill Academy, Redhill Academy and Richard Bonington Primary & Nursery within the area, making it ideal for families.

In brief the property comprises of an entrance hallway, bay fronted living room, a large kitchen diner with fitted units, a sunny conservatory, two double bedrooms and a family bathroom with a modern 3 piece suite.

To the front of the property there is a low maintenance garden, driveway providing off the road parking and a detached garage. To the rear, there is an enclosed rear garden with a paved patio area, a large laid to lawn garden, a out house and a shed.

An early viewing on this property is highly recommended to appreciate the accommodation on offer!



Entrance Hallway

UPVC composite entrance door to the side elevation leading into the entrance hallway. UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Coving to the ceiling. Staircase leading to the first floor landing. Internal glazed door leading into the living room.

Living Room

11'8" x 11'8" approx (3.58 x 3.58 approx)

UPVC double glazed bay fronted window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Ceiling rose. Wall lights points. Coving to the ceiling. Feature electric fireplace with wooden mantel and brick hearth. Internal glazed door leading into the kitchen diner.

Kitchen Diner

15'0" x 12'5" approx (4.59 x 3.81 approx)

UPVC double glazed window to the rear elevation. UPVC double glazed sliding door leading into the conservatory. Carpeted flooring. Tiled splashbacks. Wall mounted radiators. Ceiling light points. Range of fitted wall and base units incorporating worksurfaces above. Sink and drainer unit with dual heat tap. Integrated oven. 4 ring gas hob with extractor hob above. Space and plumbing for an automatic washing machine. Integrated fridge freezer. Large built-in storage cupboard housing Worcester Bosch condensing boiler. Ample space for dining table.

Conservatory

8'2" x 8'0" approx (2.50 x 2.44 approx)

UPVC double glazed windows to the side and rear elevations. UPVC double glazed door to the side elevation leading into the enclosed rear garden. Tiled flooring. Wall mounted radiator. Wall light point.

First Floor Landing

UPVC double glazed window to the side elevation. Carpeted flooring. Ceiling light point. Coving to the ceiling. Loft access hatch. Internal doors leading into bedroom 1, 2 and family bathroom.

Bedroom 1

11'3" x 10'4" approx (3.45 x 3.15 approx)

UPVC double glazed bay fronted window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Built-in bay window storage. Built-in double wardrobes with drawers and storage cupboards. Built-in walk in storage cupboard.

Bedroom 2

8'1" x 12'5" approx (2.48 x 3.81 approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Built-in storage cupboard housing the immersion heater.

Family Bathroom

UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Modern white 3 piece suite comprising of a walk-in shower enclosure with an electric shower above, hand basin with dual heat tap and a low level flush WC.

Front of Property

To the front of the property there is a pathway leading to the entrance door, a low maintenance stone area, shrubbery planted to the borders, brick wall to the front elevation, fencing to the side elevation, driveway providing off the road parking, a detached garage and secure gated access to the rear of property.

Rear of Property

To the rear of the property there is an enclosed rear garden with a paved patio area, a large laid to lawn garden, shrubbery planted to the borders, fencing to the side and rear elevations, a out house and a shed.

Detached Garage

8'4" x 18'4" approx (2.55 x 5.60 approx)

Up and over door. Power and lighting.

Agents Notes: Additional Information

Council Tax Band: B

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

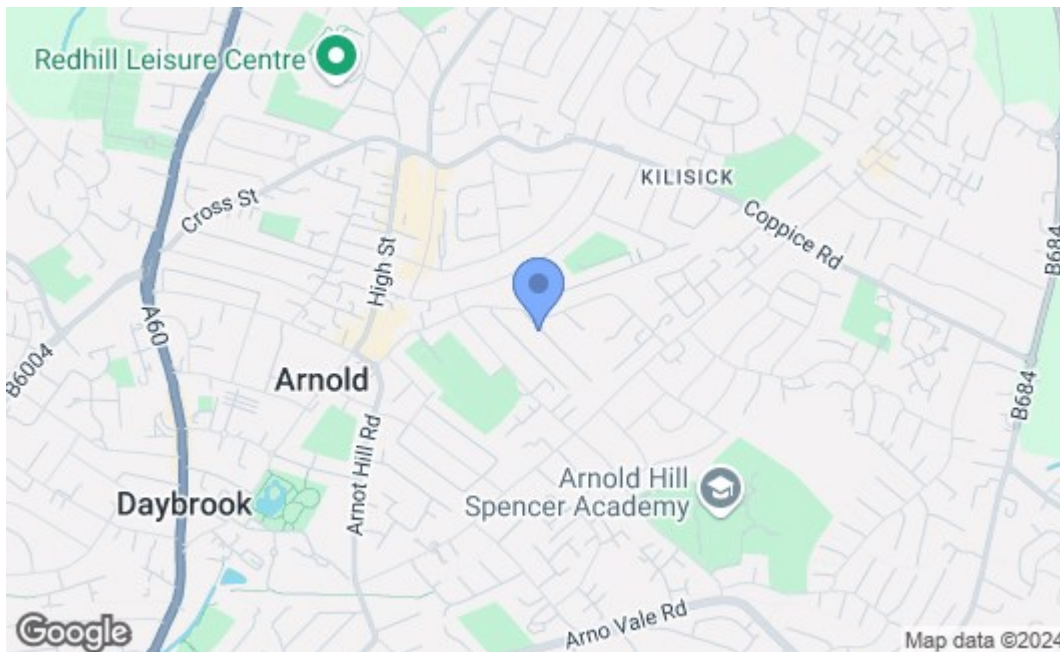
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		62	
(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			
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.