

**George Street  
Arnold, Nottingham NG5 6LP**

**£225,000 Freehold**

A THREE BEDROOM DETACHED  
PROPERTY SITUATED IN ARNOLD,  
NOTTINGHAM.



**\*\* IDEAL PROJECT \*\* REQUIRING RENOVATION \*\***

Robert Ellis Estate Agents are delighted to offer to the market this THREE BEDROOM DETACHED PROPERTY situated in ARNOLD, NOTTINGHAM. The property is located on a quiet cul-de-sac in Arnold, a short walk to the town centre accommodating local amenities, shops, and restaurants. Alongside this, it offers easily accessible transport links into Nottingham city centre and surrounding villages/towns.

Upon entry, you are welcomed into the entrance hallway, leading into the kitchen and living room which is open though to the dining room. The stairs will lead to the landing, then into the first double bedroom, second double bedroom, third bedroom and the family bathroom.

To the front of the property there is a low maintenance block paved garden. To the rear there is an enclosed rear garden with space for a laid to lawn and access into a chalet/workshop. The garden is a south facing garden that backs onto Amot Hill Park and the recreation ground.

The property benefits from a new tiled roof, all new drains approved by GBC building control, and the lead water service pipe has been replaced and a water meter fitted by Severn Trent.

The property has had plan of two extensions, that have both had planning and building regulation approval. All the brickwork is in place for the extensions but requires completing. Ground floor comprises, when completed: hallway, shower and toilet, a separate Lounge, family room, dining room and kitchen extension; all open plan. To the first floor, the front small bedroom requires building works to complete as a double bedroom.

The house also has the provision for ground floor disability shower and toilet, all drains replaced and approved and the provision for a disability lift to be fitted between the dining room and bathroom, otherwise this space could be utilised as additional storage, pantry and airing cupboard.

The chalet/workshop at the bottom of the garden has an internal foul water drain, mains water and electricity and is built to habitable standards, though requires fitting out. With planning permission it has the potential to be utilised as a annex/home office.

A viewing is HIGHLY RECOMMENDED to appreciate the SIZE and LOCATION of this GREAT OPPORTUNITY - Contact the office on 0115 648 5485 to arrange your viewing now!



### Entrance Hallway

Entrance door to the front elevation leading into the Entrance Hallway. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Staircase leading to the First Floor Landing. Internal doors leading into the Living Room and Kitchen

### Living Room

UPVC double glazed bay fronted window to the front elevation. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Archway open through to the Dining Room

### Dining Room

UPVC double glazed window to the rear elevation. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Built-in shelving units

### Kitchen

UPVC double glazed window to the rear elevation. Range of fitted wall and base units incorporating worksurfaces above. Wall mounted radiator. Ceiling light point. Coving to the ceiling. External door leading into the enclosed rear garden

### First Floor Landing

UPVC double glazed window to the side elevation. Internal doors leading into Bedroom 1, 2, 3 and Family Bathroom. Large loft hatch with a built-in ladder and boarded floor above 300mm insulation.

### Bedroom 1

UPVC double glazed window to the front elevation. Wall mounted radiator. Ceiling light point. Built-in wardrobes

### Bedroom 2

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

### Bedroom 3

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

### Family Bathroom

Opaque window to the side elevation. Partially tiled walls. Ceiling light point. 3 piece suite comprising of a bath with hot and cold taps, pedestal hand basin with hot and cold taps and a low level flush WC

### Front of Property

To the front of the property there is a low maintenance block paved garden with shrubbery and fencing surrounding

### Rear of Property

To the rear of the property there is an enclosed rear garden with space for a laid to law, shrubbery with hedging surrounding and access into a potential summer house

### Agents Notes: Additional Information

Council Tax Band: C

Local Authority: Gedling

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

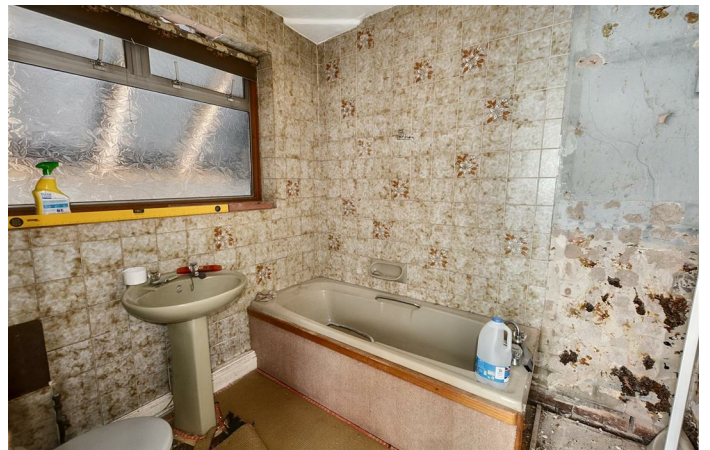
Flood Risk: No flooding in the past 5 years

Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No

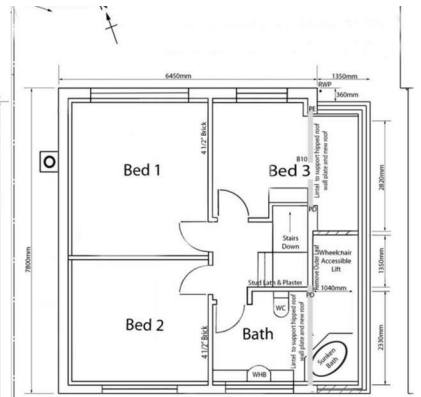
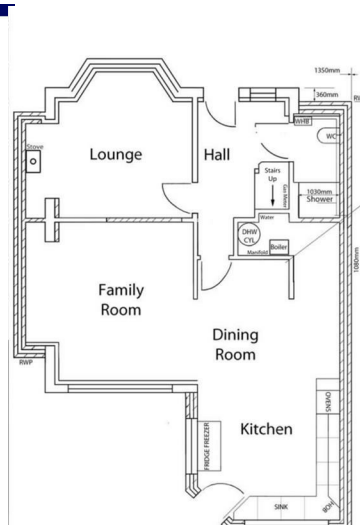
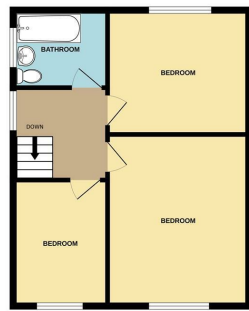
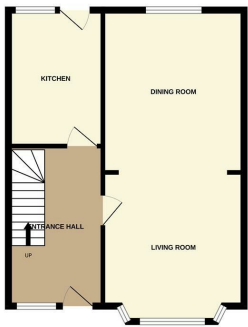




Robert Ellis  
ESTATE AGENTS

GROUND FLOOR

1ST FLOOR



Proposed extension to:  
34 George Street  
NG5 6LP



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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.