



Needham Road
Arnold, Nottingham NG5 7FF

A THREE BEDROOM SEMI-DETACHED
PROPERTY SITUATED IN ARNOLD,
NOTTINGHAM.

Asking Price £220,000 Freehold



ATTENTION FIRST-TIME BUYERS AND INVESTORS!

Robert Ellis Estate Agents are excited to bring to the market this THREE-BEDROOM SEMI-DETACHED HOME, ideally located in ARNOLD, NOTTINGHAM.

Situated just a short stroll from Arnold town centre, this property is perfectly positioned to take advantage of all the local amenities, shops, and restaurants. With excellent transport links to Mapperley, Nottingham City Centre, and surrounding areas, convenience is at your doorstep. The property is also within the catchment area of the highly regarded Redhill Academy and Richard Bonington Primary & Nursery, making it an excellent choice for families.

This home presents a fantastic opportunity for those looking to add value, as it requires renovation throughout. With the potential to transform this space, it offers the chance to create a home tailored to your taste or a savvy investment with room for growth.

Don't miss this opportunity to put your own stamp on a property in a prime location!



Entrance Hallway

UPVC double glazed door to the front elevation. Laminate flooring. Wall mounted radiator. Ceiling light point. Staircase leading to the first floor landing. Metre cupboard housing electrical consumer unit and metre points. Panel door leading through to living room.

Lounge

11'11" x 13'10" approx (3.63m x 4.22m approx)

UPVC double glazed window to the front elevation. Laminate flooring. Wall mounted radiator. Ceiling light point. Ceiling rose. Feature fireplace incorporating wooden mantle, stone hearth and surround with living flame gas fire. Panel door leading through to kitchen diner.

Kitchen Diner

9'04" x 16'10" approx (2.84m x 5.13m approx)

Two UPVC double glazed windows to the rear elevation. Laminate flooring. Wall mounted double radiator. Tiled splashbacks. Ceiling light point. A range of matching wall and base units incorporating laminate work surface above. Sink with swan neck dual heat tap. Space and point for a freestanding cooker. Space and plumbing for an automatic washing machine. Ample space for dining table. Under the stairs pantry, providing useful additional storage space. Panel door leading through to the utility room.

Utility Room

11'10" x 4'11" approx (3.61m x 1.50m approx)

UPVC double glazed door to the rear elevation. UPVC double glazed window to the rear elevation. Tiled flooring. Ceiling light point. Space and plumbing for an automatic washing machine. Internal door leading into the garage.

Garage

16'07" x 11'09" approx (5.05m x 3.58m approx)

Up and over door to the front elevation. Gas metre point. Light.

First Floor Landing

UPVC double glazed window to the rear elevation. Wall mounted radiator. Ceiling light point. Loft access hatch. Airing cupboard housing refitted Baxi gas central heating combination boiler providing hot water and central heating to the property with shelving for additional storage space. Further cupboard with additional shelving for storage. Panel doors leading into bedroom 1, 2, 3 and family bathroom.

Bedroom 1

12'5" x 17'4" approx (3.8m x 5.3m approx)

UPVC double glazed window to the front elevation. Laminate floor covering. Wall mounted radiator. Ceiling light point. Built-in wardrobes providing ample storage space. Panelled door leading into the en-suite shower room.

En-Suite Shower Room

5'2" x 12'5" approx (1.6m x 3.8m approx)

UPVC double glazed window to the rear elevation. Tiled splashbacks. Wall mounted radiator. Ceiling light point. 3 piece suite comprising of a corner bath, pedestal hand wash basin and low level flush WC.

Bedroom 2

16'4" x 9'6" approx (5.0m x 2.9m approx)

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

Bedroom 3

8'10" x 7'6" approx (2.69m x 2.29m approx)

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

Family Bathroom

10'9" x 5'10" approx (3.28m x 1.78m approx)

Wall mounted radiator. Tiled splashbacks. Ceiling light point. UPVC double glazed window to the rear elevation. 3 piece suite comprising of a panel bath with electric shower over, pedestal hand wash basin and low level flush WC.

Front of Property

To the front of the property there is a large gated double driveway providing off the road parking, access to the garage, a low maintenance paved garden and wall to the boundary.

Rear of Property

To the rear of the property there is an enclosed rear laid to lawn garden with a large paved patio area, ornamental pond, space for garden sheds and fencing to the boundaries with the private rear aspect.

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

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

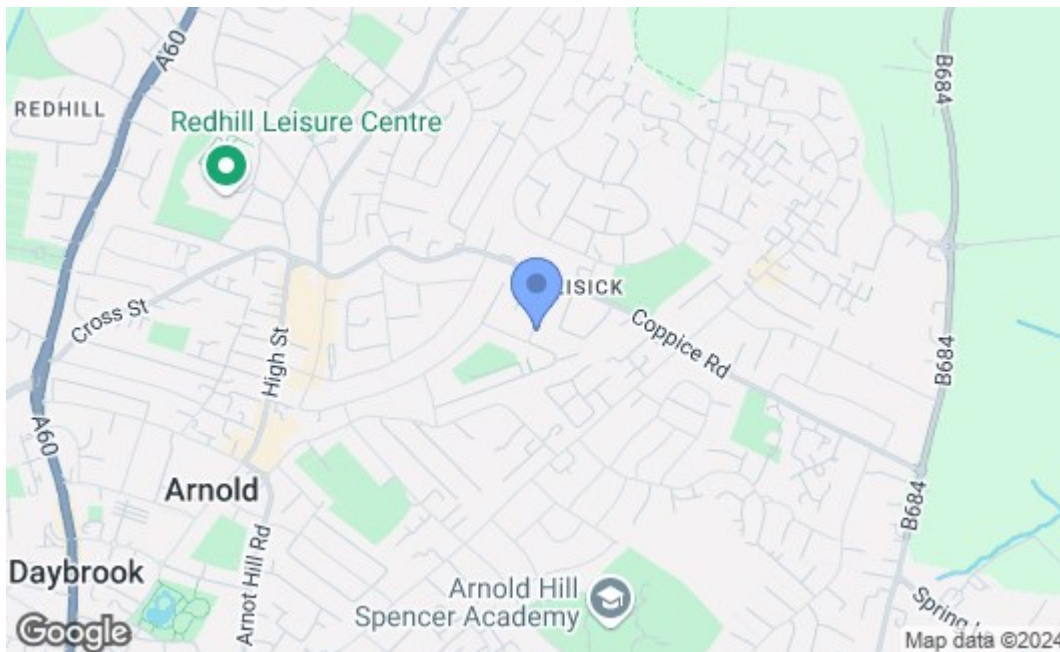
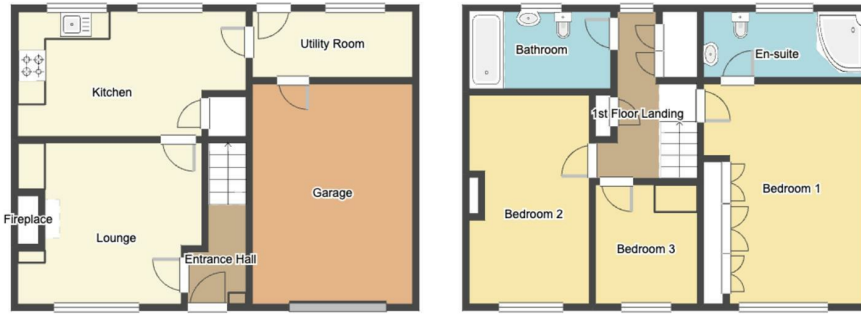
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) 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.