



**Cavendish Street
Arnold, Nottingham NG5 7DL**

Guide Price £190,000 Freehold

A THREE DOUBLE BEDROOM, MID TERRACE FAMILY HOME THAT HAS BEEN MUCH IMPROVED AND EXTENDED, SITUATED IN THE HEART OF ARNOLD, NOTTINGHAM. NO UPWARD CHAIN.



GUIDE PRICE £190,000 - £200,000 - MUST VIEW, SELLING WITH NO UPWARD CHAIN

Robert Ellis Estate Agents are thrilled to present to the market this EXTENDED THREE DOUBLE BEDROOM mid terrace home, perfectly positioned in the heart of Arnold, Nottingham. Having been thoughtfully improved and extended, this home is ready for prospective buyers to move straight in with ease.

The property enjoys a prime location, just moments from Arnold Town Centre, offering a range of local amenities, shops, and restaurants. Additionally, it benefits from excellent transport links to Mapperley, Nottingham City Centre, and surrounding villages/towns. With the highly regarded Redhill Academy and Richard Bonington Primary & Nursery nearby, this home is an ideal choice for families.

Upon entry, you are welcomed into the spacious living room, which flows seamlessly into the dining room, featuring double glazed French doors that open out to the enclosed rear garden. The dining area also opens into the modern kitchen, complete with fitted wall and base units.

The first-floor landing provides access to two double bedrooms and a family bathroom. A further staircase from the landing leads up to the third double bedroom, offering a private space ideal for guests or a home office.

Externally, the property boasts a gated, low-maintenance front garden. The enclosed rear garden is a highlight, featuring a raised decked area, a generously sized lawn, and private rear access through a gate.

Don't miss out on this opportunity—contact the office to arrange your viewing today. Selling with NO UPWARD CHAIN.



Living Room

11'11" x 12'4" approx (3.63m x 3.76m approx)
Composite front entrance door with fixed double glazed leaded window above. UPVC double glazed picture window to the front elevation. Wood flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Feature decorative fireplace with wooden mantle. Wall mounted electrical consumer unit. Television point. Internal panel door leading through to the dining room.

Dining Room

15'1" x 12'6" approx (4.60m x 3.81m approx)
UPVC double glazed French doors leading to the rear garden. Laminate floor covering. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Internal door leading down to the cellar for further storage. Doorway leading through to the fitted kitchen.

Fitted Kitchen

9'3" x 6'10" approx (2.82m x 2.08m approx)
UPVC double glazed window to the rear elevation. Tiled flooring. Tiled splash backs. Ceiling light point. A range of matching wall and base units incorporating laminate worksurfaces over. Stainless steel sink with mixer tap above. 4 ring stainless steel gas hob with stainless steel extractor above. Integrated oven. Space and point for a freestanding fridge freezer. Space and plumbing for an automatic washing machine. Space and point for a freestanding fridge freezer. Wall mounted gas central heating combination boiler.

First Floor Landing

Wall mounted radiator. Ceiling light point. Staircase leading to bedroom 1. Panel doors leading into bedroom 2, 3 and the family bathroom.

Bedroom 1

12'2" x 20'8" approx (3.71m x 6.30m approx)
This spacious loft conversion creates a magnificent double bedroom. 2 x UPVC double glazed Velux roof windows to the front elevation. UPVC double glazed window to the rear elevation. Ceiling light points. Built-in wardrobes providing ample additional storage space.

Bedroom 2

12'4" x 8'10" approx (3.76m x 2.69m approx)
UPVC double glazed window to the front elevation. Wall mounted radiator. Ceiling light point.

Bedroom 3

9'4" x 11'11" approx (2.84m x 3.63m approx)
UPVC double glazed window to the rear elevation. Wall mounted radiator. Ceiling light point.

Family Bathroom

9'1" x 7'9" approx (2.77m x 2.36m approx)
UPVC double glazed window to the rear elevation. Tiled flooring. Chrome heated towel. Ceiling light point. 3 piece suite comprising of a panel bath with an electric Triton shower above, pedestal hand wash and a low level WC. Airing cupboard housing refitted Baxi gas central heating combination boiler providing hot water and central heating to the property.

Front of Property

To the front of the property there is a low maintenance patio garden with a pathway to the front entrance and wall to the boundary.

Rear of Property

To the rear of the property there is an enclosed rear garden featuring a large lawn area, raised decked with fencing and brick wall to the boundary. Secure gated access to the front.

Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Gedling

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

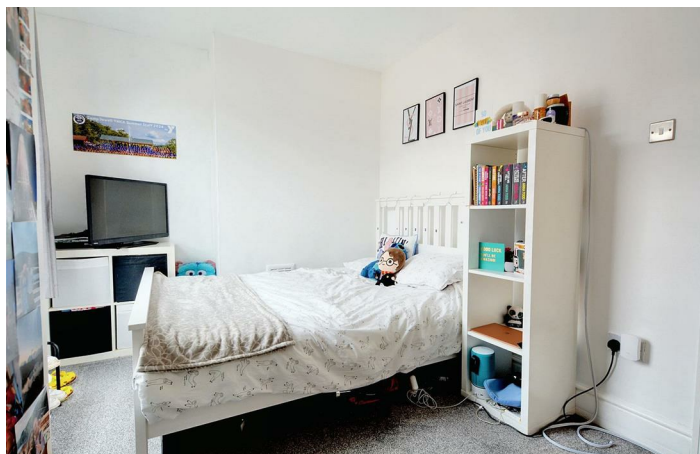
Flood Risk: No flooding in the past 5 years

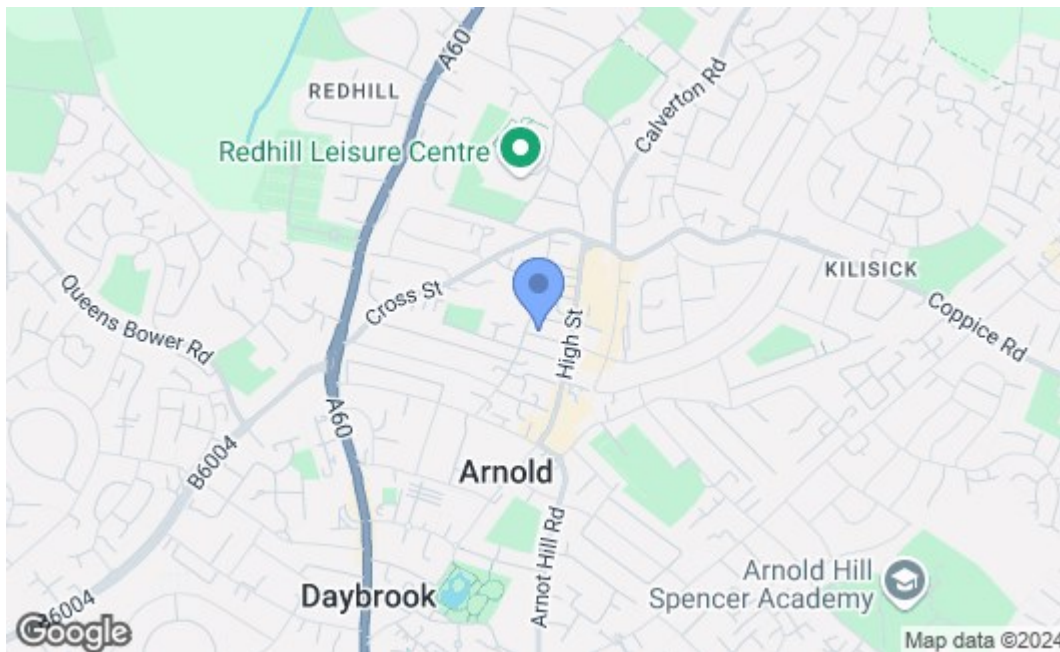
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 83 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 63 | |
| (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.