

**Bentwell Avenue
Arnold, Nottingham NG5 7EY**

Asking Price £175,000 Freehold

A THREE BEDROOM SEMI DETACHED
HOME FOR SALE IN ARNOLD!



Robert Ellis Estate Agents are thrilled to offer this three-bedroom semi-detached property, presenting an excellent opportunity to create your ideal family home or a lucrative investment.

This charming property boasts a well-proportioned layout, offering plenty of space and potential to suit a variety of needs. On the upper floor, there are three generously sized bedrooms, each providing a comfortable and versatile living space, alongside a family bathroom. With some thoughtful upgrades, these rooms could be transformed into stylish and functional spaces to meet the demands of modern living.

On the ground floor, the home features a bright and welcoming living room that serves as a perfect setting for relaxation or entertaining guests. Adjacent to this is a kitchen, which offers a solid foundation for a redesign, allowing you to create a contemporary and practical space tailored to your lifestyle.

The outdoor space is a true highlight of the property. To the rear, a substantial garden offers endless possibilities—whether you're envisioning a tranquil retreat for quiet evenings, a vibrant play area for children, or a versatile space for outdoor dining and hosting gatherings.

Located just a short walk from Arnold Town Centre, the property enjoys an enviable position close to a wide range of amenities, including shops, restaurants, and leisure facilities. Additionally, its proximity to well-regarded schools makes it an excellent choice for families, while strong transport links ensure easy access to surrounding areas for professionals and commuters.

DO NOT MISS OUT! CALL US TODAY



Front of Property

To the front of the property there on road parking and hedged boundaries.

Entrance Hallway

Composite entrance door leading to the entrance hallway, tiled flooring, wall mounted radiator, UPVC double glazed window to the side elevation, 2 storage cupboards, door to lounge, door to kitchen, composite door to the side elevation providing access to the rear.

Lounge

14'0" x 11'8" approx (4.29 x 3.56 approx)

Laminate flooring, wall mounted radiator, UPVC double glazed window to the front elevation.

Kitchen

7'2" x 11'8" approx (2.19 x 3.58 approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed window to the rear elevation, a range of wall, base and drawer units with worksurfaces over incorporating a double sink and drainer unit with separate hot and cold tap, boiler, tiled splashbacks, beko cooker, plumbing and point for a washing machine.

Landing

Carpeted stairs leading to landing, UPVC double glazed window to the side elevation, access to the loft, doors leading off to rooms.

Bedroom 1

10'10" x 11'10" approx (3.32 x 3.61 approx)

Carpeted flooring, built-in storage cupboard, wall mounted radiator, UPVC double glazed window to the front elevation.

Bedroom 2

10'4" x 8'3" approx (3.16 x 2.52 approx)

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

Bedroom 3

9'8" x 6'1" approx (2.95 x 1.87 approx)

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

Bathroom

UPVC double glazed window to the front elevation, linoleum flooring, wall mounted radiator, WC, hand wash basin with separate hot and cold tap, tiled splashbacks, bath with separate hot and cold tap with electric shower.

Rear of Property

TBC from photos

To the rear of the property there is an enclosed rear garden with

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

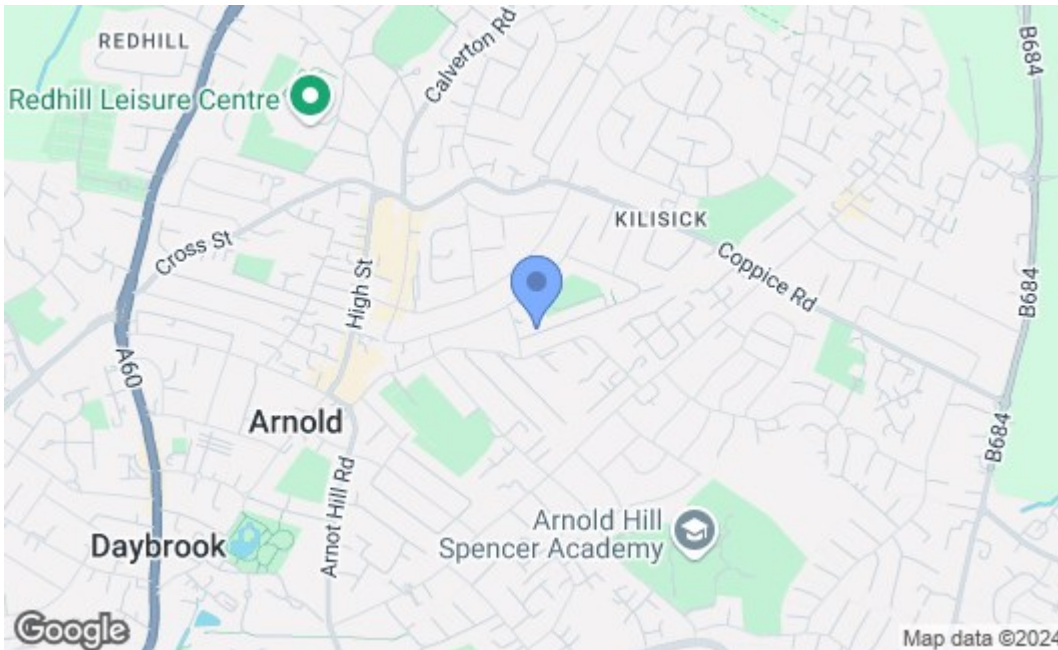
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		65	
(55-68) D			
(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.