



**Worrall Avenue  
Arnold, NG5 7GJ**

**A THREE BEDROOM MID TERRACE WITH  
DOUBLE GLAZING AND GAS CENTRAL  
HEATING**

**Asking Price £190,000 Freehold**





**\*\* CHAIN FREE \*\***

This fantastic three-bedroom mid-terrace home in the heart of Arnold, Nottingham, is an ideal opportunity for first-time buyers or investors.

Situated just a stone's throw from Arnold town centre, the property offers easy access to local amenities, shops, and restaurants, as well as excellent transport links to Mapperley, Nottingham City Centre, and surrounding areas. Families will appreciate the proximity to Redhill Academy and Richard Bonington Primary School & Nursery.

Upon entering, you are welcomed into a bright entrance hallway leading to a spacious lounge and a fitted dining kitchen with a useful storage area and access to the landscaped rear garden. Upstairs, the landing provides access to a generous main bedroom, a second double bedroom, a third bedroom, and a family bathroom featuring a three-piece suite.

The enclosed rear garden offers a private outdoor space with patio areas, perfect for relaxation or entertaining. Whether you're a first-time buyer looking for a well-located home or an investor seeking a property with rental potential, this home is a fantastic option. This property presents a great opportunity to expand your portfolio.

Contact Robert Ellis Estate Agents today to arrange a viewing!



### Front of Property

To the front of the property there is a driveway providing off the road parking for up to two vehicles surrounded by hedged boundaries, pathway leading to the front entrance door.

### Entrance Hallway

Wooden entrance door to the front elevation leading into the entrance hallway comprising linoleum flooring, wall mounted radiator, carpeted stairs to first floor landing, door to lounge, door to kitchen, under stairs storage.

### Lounge

13'7" x 11'11" approx (4.15 x 3.65 approx)

Carpeted flooring, wall mounted radiator, double glazed window to the front elevation, TV point.

### Kitchen

13'7" x 9'1" approx (4.15 x 2.79 approx)

Linoleum flooring continuing from the entrance hallway, double glazed window to the rear elevation, tiled splashbacks, a range of matching wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, double Hotpoint oven and electric induction hob, wall mounted radiator, space and plumbing for a washing machine, space and point for a fridge, space and point for a freezer, door to further hallway.

### Further Hallway

Door to downstairs WC, double glazed door leading to the enclosed rear garden.

### Downstairs WC

### First Floor Landing

Carpeted flooring, access to loft, doors leading off to rooms.

### Bedroom One

11'0" x 12'0" approx (3.36 x 3.66 approx)

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

### Bedroom Two

9'8" x 11'8" approx (2.95 x 3.56 approx)

Carpeted flooring, built-in wardrobes providing ample

storage space, wall mounted radiator, cupboard housing the boiler, double glazed window to the rear elevation.

### Bedroom Three

9'1" x 8'9" approx (2.79 x 2.67 approx)

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

### Bathroom

4'7" x 7'8" approx (1.40 x 2.35 approx)

Tiled flooring, hand wash basin with separate hot and cold taps, panelled bath with mixer tap and mains fed shower above, tiled splashbacks, wall mounted radiator, WC, double glazed window to the rear.

### Rear of Property

To the rear of the property there is an enclosed rear garden with artificial lawn, steps leading up to walk way with pebbled area either side, fencing and gate leading to additional lawned area, shed, greenhouse, fencing and hedging to the boundaries.

### 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 13mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

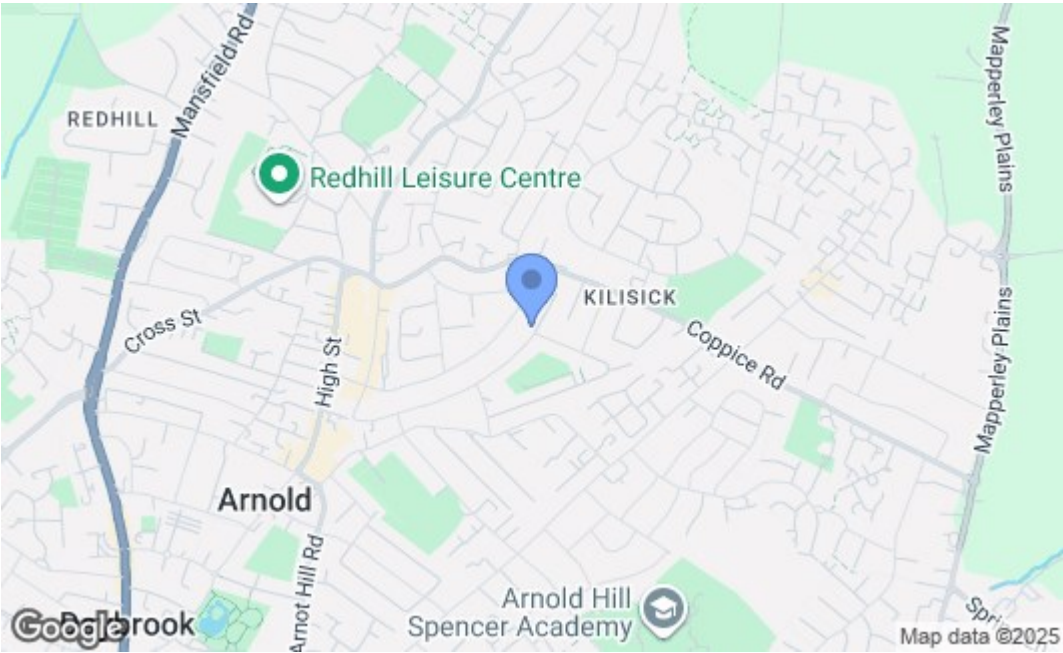
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C	73	
(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 <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		
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.