

# Robert Ellis

*look no further...*



Woodside Drive,  
Arnold, Nottingham  
NG5 7BX

**£145,000 Leasehold**

0115 648 5485



/robertellisestateagent



@robertellisea





**\*\* NO UPWARD CHAIN \*\* IDEAL FOR FIRST-TIME BUYERS OR INVESTORS \*\***

Robert Ellis Estate Agents are proud to offer this FANTASTIC TWO-BEDROOM FIRST FLOOR MAISONETTE situated in Arnold, Nottingham.

The property is Ideally located within walking distance of Arnold High Street, hosting a wide range of shops, eateries, and excellent transport links into the city. This two-bedroom maisonette offers spacious accommodation whilst being well presented throughout, perfect for any first-time buyers or investors alike.

Upon entry, you are welcomed into the entrance hallway, doors lead off the hallway into the spacious living room and fitted kitchen. From the living room, you can access the inner hallway which has doors leading into the first double bedroom, second double bedroom, living room, Utility room and family shower room with a modern three-piece suite.

The property benefits from a balcony offering additional outside seating space.

To the rear of the property, there is a separate garden and a brick-built garage.

This apartment is IDEAL for either a FIRST-TIME BUYER or INVESTOR! Contact the office to arrange your viewing NOW!



#### Entrance Lobby

2'10 x 3'10 approx (0.86m x 1.17m approx)

UPVC double glazed entrance door to the side elevation, wall mounted radiator, ceiling light point, panelled door leading through to living room.

#### Living Room

11'6 x 17' approx (3.51m x 5.18m approx)

UPVC double glazed sectional bow window to the front elevation, wall mounted radiator, ceiling light point, coving to the ceiling, feature wall hung decorative fireplace, wall light points, internal panelled door leading through to inner lobby.

#### Inner Lobby

4'1 x 6'1 approx (1.24m x 1.85m approx)

Loft access hatch, ceiling light point, panelled doors leading off.

#### Utility Area

4'2 x 3'8 approx (1.27m x 1.12m approx)

Wall mounted gas central heating combination boiler, space and plumbing for automatic washing machine, wall mounted radiator, ceiling light point, shelving for additional storage space, linoleum floor covering.

#### Bedroom One

11'07 x 9'1 approx (3.53m x 2.77m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point.

#### Bedroom Two

11'07 x 7'06 approx (3.53m x 2.29m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point.

#### Shower Room

5'05 x 6'04 approx (1.65m x 1.93m approx)

UPVC double glazed window to the side elevation, ceiling light point, recessed vanity wash hand basin with storage cupboard below, low level flush WC, quadrant shower enclosure with electric Mira shower above, linoleum floor covering, tiled splashbacks, wall mounted radiator.

#### Kitchen

7'10 x 11'05 approx (2.39m x 3.48m approx)

A range of matching wall and base units incorporating laminate worksurfaces above, 1 1/2 bowl sink with mixer tap over, UPVC double glazed windows to both the side and front elevations, UPVC double glazed access door leading to the raised balcony area, linoleum floor covering, integrated oven, integrated fridge freezer, tiled splashbacks, ceramic hob with extractor hood over, wall mounted radiator.

#### Rear of Property

To the rear of the property there is an allocated garden and garage with up and over door, steps leading up to main access door.

#### Agents Notes: Additional Information

Council Tax Band: B

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

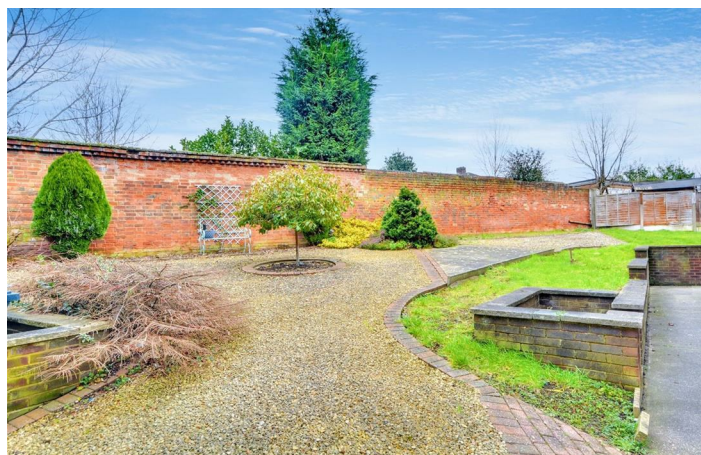
Flood Risk: No flooding in the past 5 years

Flood Defences: No

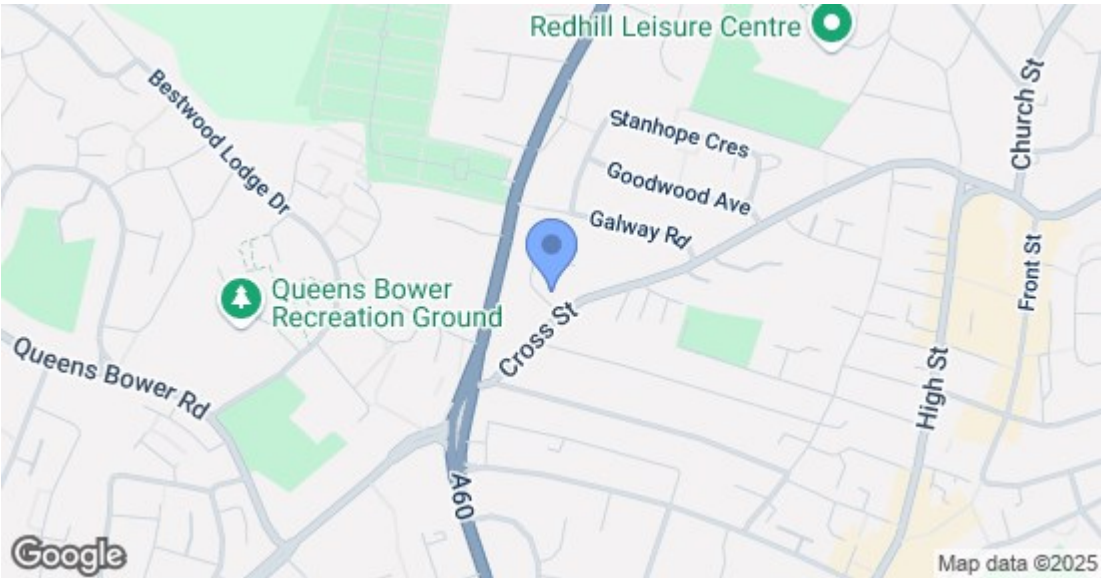
Non-Standard Construction: No

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	74
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.