

# Robert Ellis

*look no further...*



Finsbury Road,  
Arnold, Nottingham  
NG5 9QF

**£200,000 Freehold**

0115 648 5485



/robertellisestateagent



@robertellisea





Located in a sought-after residential area, this well-presented three-bedroom semi-detached home on Finsbury Road offers bright, modern living spaces and excellent outdoor areas—ideal for first-time buyers, families, or investors.

The property is set back behind a neat front garden, with entry via a welcoming porch that opens into a stylish open-plan lounge. A large UPVC double-glazed window overlooks the front garden, allowing plenty of natural light, while a floating staircase adds a contemporary feature. An archway leads through to the dining room, which benefits from sliding glass doors opening directly onto the rear garden—perfect for entertaining or relaxing. A modern kitchen sits at the rear of the property, offering a well-designed and functional space.

Upstairs, the property comprises three bedrooms, including a spacious principal double and two large single rooms, providing flexibility for family life or home working. A sleek, modern three-piece bathroom, airing cupboard, and loft access complete the first floor.

Outside, the rear garden features a lawn and patio area with secure side access—ideal for families, pets, and summer dining.

The property has the added benefit of a detached garage, allowing for even more storage, home gym, premise for a business and much more!

The property is ideally located for a range of local amenities. It's just a short distance from Sherwood's vibrant high street, which offers a variety of shops, cafés, restaurants, and pubs. There are well-regarded primary and secondary schools nearby, and excellent transport links provide easy access to Nottingham City Centre. Nottingham City Hospital is also within close reach, making this a convenient location for healthcare professionals or families alike.

This is a fantastic opportunity to secure a lovely home in a well-connected and popular part of NG5. Early viewing is strongly recommended.



### Entrance Porch

UPVC entrance door to the front elevation leading into the entrance porch comprising tiled flooring, window to the side elevation, wooden door leading into the living room.

### Living Room

13'8" x 14'7" approx (4.176 x 4.469 approx)

Carpeted flooring, UPVC double glazed window to the front elevation, carpeted staircase leading to the first floor landing, wall mounted radiator, cabinet housing gas and electrical unit, archway through to the dining room.

### Dining Room

7'2" x 10'6" approx (2.204 x 3.205 approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed sliding doors to the rear elevation, ample space for dining table, archway leading through to the living room, door leading through to the kitchen.

### Kitchen

Tiled flooring, wall mounted radiator, UPVC double glazed window to the rear elevation, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit, space and plumbing for a washing machine, integrated oven with four ring gas hob over and extractor hood above, tiled splashbacks, space and point for a fridge freezer.

### First Floor Landing

Carpeted flooring, loft access hatch, airing cupboard, doors leading off to rooms.

### Bedroom One

8'6" x 13'8" approx (2.598 x 4.170 approx)

UPVC double glazed window to the front elevation, laminate floor covering, wall mounted radiator.

### Bedroom Two

approx (approx)

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

### Bedroom Three

6'7" x 7'10" approx (2.031 x 2.410 approx)

Carpeted flooring, UPVC double glazed window to the rear elevation, wall mounted radiator, built-in shelving.

### Family Bathroom

6'2" x 7'5" approx (1.905 x 2.285 approx)

Panelled bath with electric shower over, tiled splashbacks, vanity handwash basin, WC, towel rail, wall mounted radiator, UPVC double glazed window, laminate floor covering.

### Loft

Boarded and insulated providing useful additional storage space.

### Outside

#### Front of Property

To the front of the property there is a gated front garden, paved pathway leading to the front entrance door, fencing and hedging to the boundaries, a range of plants and shrubbery planted throughout.

#### Rear of Property

To the rear of the property there is an enclosed rear garden with paved patio area, lawned area with further patio area perfect for seating, shed, outdoor water faucet, outdoor lighting, fencing to the boundaries, a range of plants and shrubbery planted to the borders.

### 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, Virgin

Broadband Speed: Standard 6mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

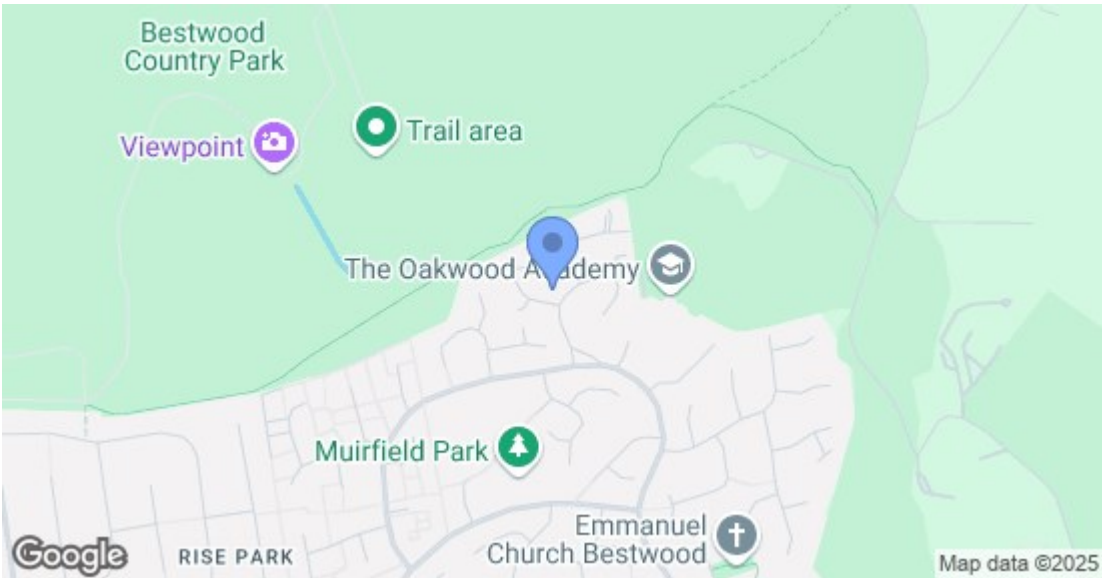
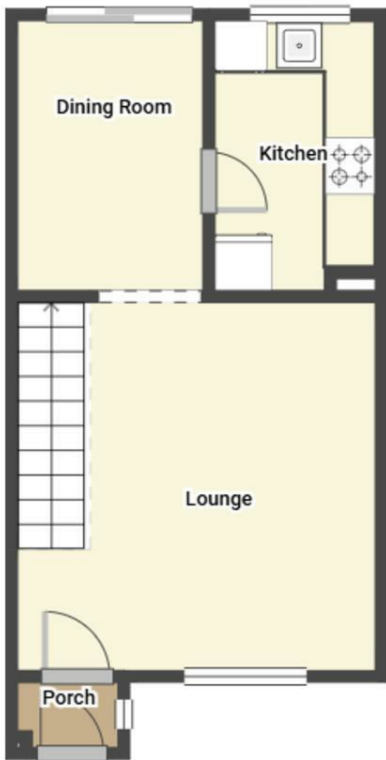
Non-Standard Construction: No

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		
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.