



Furlong Avenue,  
Arnold, Nottingham  
NG5 7AR

**£180,000 Freehold**



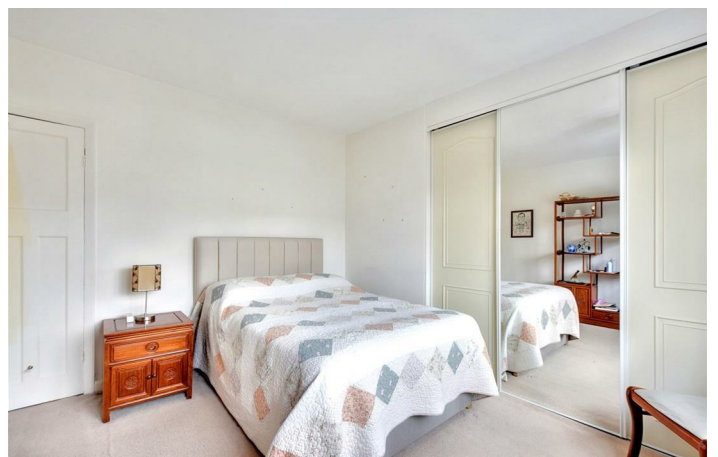


Robert Ellis Estate Agents are delighted to present to the market this well-positioned two-bedroom semi-detached home, located in the ever-popular area of Arnold, Nottingham. Situated within walking distance of highly regarded schools, a range of local shops, and convenient transport links, this property offers an excellent opportunity for first-time buyers, small families, or investors looking to secure a home in a desirable residential area.

Upon entering the property, you are welcomed into the entrance hall which provides access to the staircase leading to the first floor and the generously sized lounge – a bright and comfortable living space perfect for relaxing or entertaining. From the lounge, a door leads into the open-plan kitchen/diner, offering ample space for cooking and dining, with direct access to the rear garden, making it ideal for summer gatherings and family meals.

To the first floor, the property offers two well-proportioned bedrooms, both offering plenty of natural light, along with a family bathroom fitted with a three-piece suite. Externally, the home benefits from a spacious rear garden, perfect for outdoor enjoyment, and offers potential for further landscaping or personalisation.

This fantastic home combines a convenient location with comfortable living space and scope for further enhancement. Early viewing is highly recommended to fully appreciate everything this property has to offer.



### Entrance Hallway

UPVC entrance door to the front elevation giving access to the entrance hallway comprising staircase leading to the first floor landing, door leading off to the lounge, laminate floor covering.

### Lounge

11'1" x 11'10" approx (3.38 x 3.61 approx)

Laminate floor covering, recessed spotlights to the ceiling, coving to the ceiling, UPVC double glazed bay window to the front elevation, wall mounted radiator, door leading through to the kitchen diner.

### Kitchen Diner

15'0" x 9'9" approx (4.59 x 2.99 approx)

Linoleum flooring, UPVC double glazed window to the rear elevation, UPVC double glazed door to the rear garden, a range of wall and base units with worksurfaces over incorporating a double sink and drainer unit with mixer tap over, four ring gas hob, washer/dryer, fridge freezer, tiled splashbacks, door to the pantry, wall mounted radiator, ample space for dining table.

### Pantry

Housing new gas central heating combination boiler providing hot water and central heating to the property.

### First Floor Landing

Carpeted flooring, doors leading off to:

### Bedroom One

10'9" x 11'6" approx (3.30 x 3.51 approx)

Carpeted flooring, built-in wardrobes, wall mounted radiator, UPVC double glazed window to the front elevation, built-in storage with access to the loft.

### Bedroom Two

8'9" x 11'6" approx (2.68 x 3.53 approx)

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

### Bathroom

8'7" x 5'11" approx (2.63 x 1.82 approx)

Linoleum floor covering, heated towel rail, tiled splashbacks, UPVC double glazed window to the rear

elevation, handwash basin with separate hot and cold taps, WC, shower cubicle with mains fed shower over.

### Outside

#### Rear of Property

To the rear of the property there is an enclosed rear garden with patio area, a range of mature plants shrubbery and trees planted to the borders, shed, greenhouse, outdoor water tap, hedging and fencing to the boundaries, gated shared access.

#### Front of Property

To the front of the property there is a gated front with pathway leading to the entrance door, walled 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, Virgin

Broadband Speed: Standard 17mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

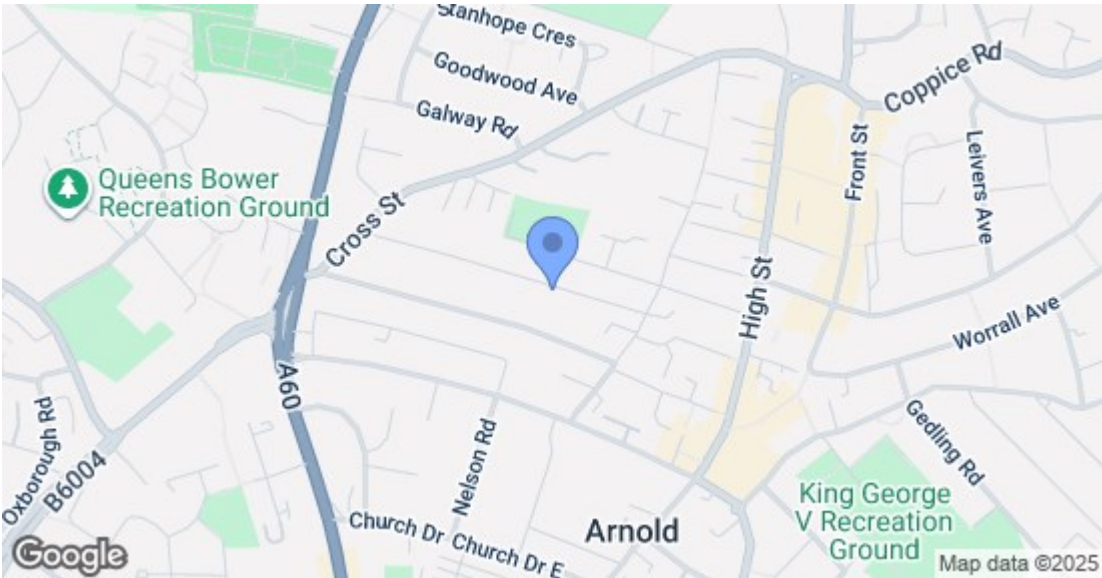
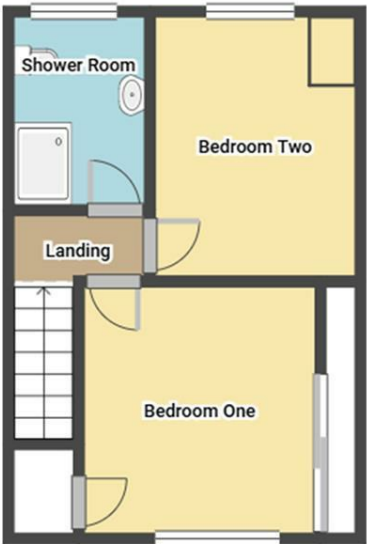
Non-Standard Construction: No

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.