



**Cavendish Street  
Arnold, Nottingham NG5 7DL**

**Stylish Three-Bedroom End-Terrace Home  
with Detached Garage – Cavendish Street,  
Arnold, NG5**

**Guide Price £200,000 Freehold**



\*\*\*GUIDE £200,000 - £210,000\*\*\*

Located just moments from Arnold's vibrant high street, this beautifully presented three-bedroom end-terrace home offers modern living in a highly convenient setting. With a newly fitted kitchen, detached garage, and an enlarged rear garden with side access, this property is ideal for first-time buyers, young families, or anyone seeking space, style, and great local amenities.

The property opens into a bright entrance hall with a handy cloakspace, leading through to a spacious front lounge filled with natural light. To the rear, you'll find a fantastic open-plan kitchen and dining room, recently updated with contemporary units, integrated appliances, a new combi boiler, and generous space for family meals or entertaining.

Upstairs features three well-proportioned bedrooms, including two doubles and a single, along with a modern family bathroom.

Outside, the property benefits from side access and an enlarged, private rear garden, complete with a patio area, lawn, and a separate seating area with a wooden pergola – perfect for relaxing or social gatherings. A detached garage sits to the rear, along with additional off-street parking.

Situated on a quiet residential street, just a short walk from Arnold town centre, the property is ideally placed for access to local shops, highly regarded schools, and frequent bus routes to Nottingham city centre.

This is a fantastic opportunity to secure a move-in ready home in a sought-after location. Early viewing is highly recommended.



### Entrance Hallway

UPVC double glazed entrance door to the front elevation leading into the entrance hallway comprising carpeted flooring, wall mounted radiator, storage cupboard, carpeted staircase leading to the first floor landing, door leading through to:

### Lounge

13'1" x 17'4" approx (4.0 x 5.3 approx)

UPVC double glazed window to the front elevation, wall mounted radiator, coving to the ceiling, internal windows to the kitchen, door leading through to the kitchen.

### Kitchen

16'8" x 8'10" approx (5.1 x 2.7 approx)

UPVC double glazed window to the rear elevation, UPVC double glazed door leading to the garden, a range of matching wall and base units with worksurfaces over incorporating a sink and drainer unit with swan neck mixer tap, oven with electric hob over and extractor hood above, space and point for a washing machine, tiled splashbacks, space and point for a freestanding fridge freezer, laminate floor covering, door leading through to the lounge, internal glazed windows to the kitchen, storage cupboard.

### First Floor Landing

Carpeted flooring, access to the loft, storage cupboard, doors leading off to:

### Bathroom

5'11" x 5'6" approx (1.82 x 1.69 approx)

UPVC double glazed window to the rear elevation, laminate floor covering, panelled bath with electric shower over, WC, handwash basin, tiled splashbacks.

### Bedroom Two

8'5" x 8'11" approx (2.59 x 2.72 approx)

UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator storage cupboard housing the boiler, additional built-in storage.

### Bedroom One

8'10" x 12'6" approx (2.696 x 3.82 approx)

UPVC double glazed window to the front elevation,

carpeted flooring, recessed spotlights to the ceiling, wall mounted radiator, built-in storage.

### Bedroom Three

5'11" x 9'4" approx (1.825 x 2.852 approx)

UPVC double glazed window to the front elevation, carpeted flooring, over the stairs storage cupboard.

### Outside

#### Rear of Property

To the rear of the property there is an enclosed rear garden with patio area leading to further lawned area and pergola providing ideal seating area, further patio area to the side giving access to the garage, a range of plants and shrubbery planted to the borders, fence and walled boundaries, gate to the side giving access to the front of the property.

#### Front of Property

To the front of the property there is a low maintenance front garden with cherry tree planted and pathway leading to the front entrance 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, Virgin

Broadband Speed: Standard 16mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

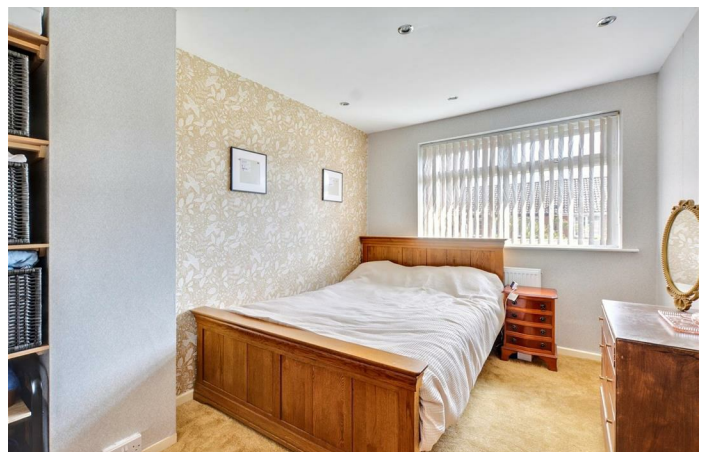
Flood Risk: No flooding in the past 5 years

Flood Defences: No

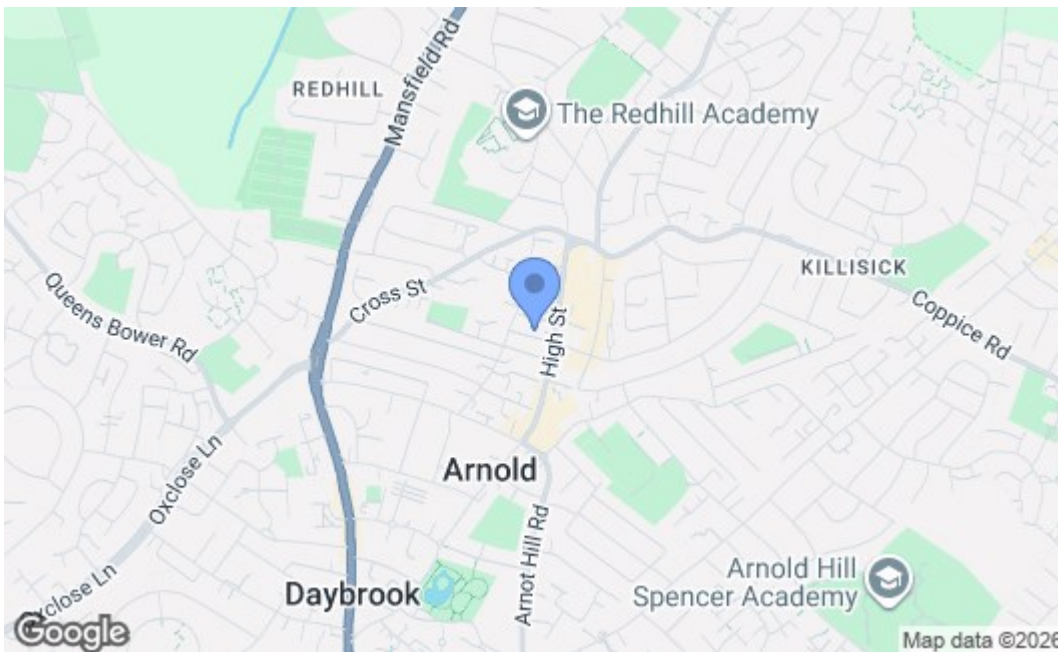
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



Robert Ellis  
ESTATE AGENTS



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		41	
(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.