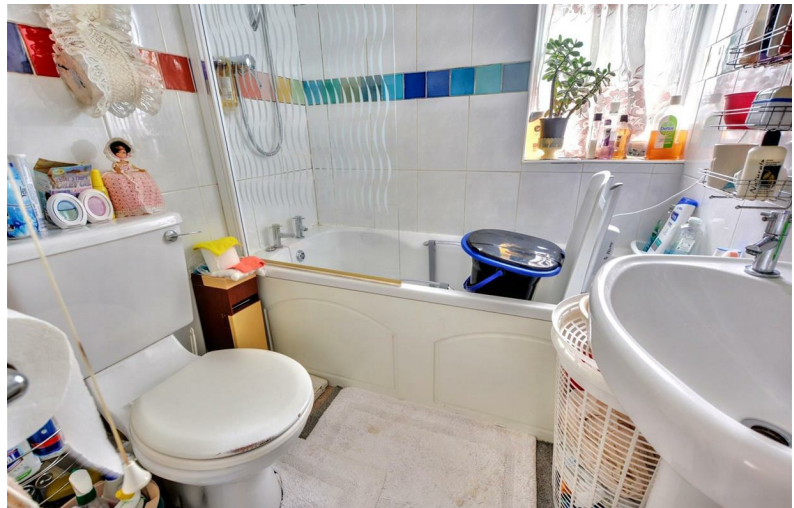


Robert Ellis

look no further...



Ravenswood Road,
Arnold, Nottingham
NG5 7FR

£190,000 Freehold

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Entrance Hall

Composite entrance door, radiator, stairs to the first floor, door to:

Lounge

11'6" x 14'4" approx (3.51m x 4.37m approx)

Double glazed box bay window to the front, radiator, fireplace, TV point and door to:

Kitchen Diner

14'6" x 11'9" approx (4.42m x 3.58m approx)

Tiled floor with underfloor heating, double glazed window to the side, radiator, storage cupboard housing the combi boiler, range of wall, base and drawer units with work surfaces over incorporating a double sink and drainer with mixer tap, electric oven with gas hob above and extractor over, space for a fridge freezer, built-in dishwasher.

Conservatory

14'7" x 5'8" approx (4.45m x 1.73m approx)

Tiled floor with underfloor heating, plumbing for a washing machine, double glazed French doors to the rear garden.

First Floor Landing

Carpeted flooring, double glazed window to the side, radiator, loft access hatch and doors to:

Bedroom 1

12'10" x 12'6" approx (3.91m x 3.81m approx)

Double glazed window to the front, radiator, coving and built-in wardrobes.

Bedroom 2

10'5" x 8'8" approx (3.18m x 2.64m approx)

Double glazed window to the rear, radiator, coving, carpeted flooring.

Bathroom

Carpeted flooring, tiled splashbacks, double glazed window to the rear, spotlights to the ceiling, low flush w.c., wash hand basin with hot and cold taps, bath with hot and cold taps and mains fed shower over.

Outside

There is a paved frontage with shrubs and bushes, gated access to the rear.

Patio area to the rear with steps down to a lawned garden, garden shed and greenhouse, cold water tap, fencing and hedging to the boundaries and side access.

Council Tax

Nottingham Council Band B

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 12mbps Superfast 75mbps

Ultrafast 1800mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

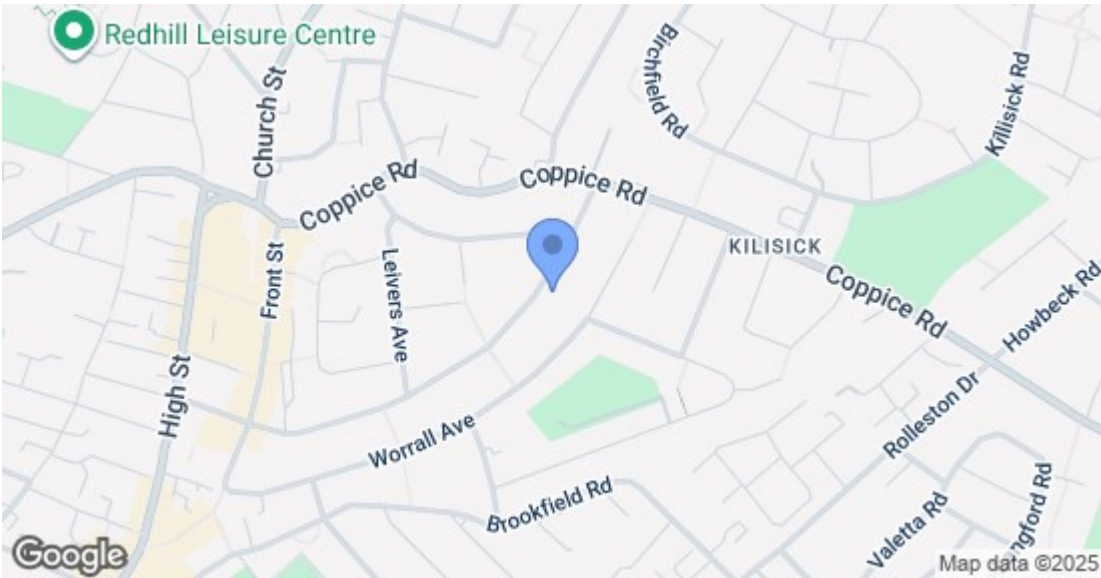
Flood Defenses – No

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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.