Robert Ellis

look no further...

Connelly Close
Arnold, Nottingham NG5 6RA

A THREE BEDROOM, SEMI DETACHED FAMILY HOME SITUATED IN ARNOLD, NOTTINGHAM.

£240,000 Freehold

0115 648 5485

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** RECENTLY RENOVATED ** IDEAL STARTER HOME **

Robert Ellis Estate Agents are delighted to offer to the market this THREE BEDROOM, SEMI DETACHED family home, situated in the heart of Arnold, Nottingham.

The property is a stone's throw away from Arnold town centre accommodating local amenities, shops and restaurants. Alongside this, it offers easily accessible transport links into Mapperley, Nottingham City centre and surrounding villages/towns. You have Redhill Academy and Richard Bonnington Primary & Nursery within the area, making it ideal for families.

Accommodation comprises; hallway, lounge, dining room, kitchen, stairs to landing, first bedroom, second bedroom, third bedroom and family bathroom. To the rear is an enclosed garden and a garage. The front offers a low maintenance front garden with driveway for parking, leading to a detached garage.

A viewing is HIGHLY RECOMMENDED to appreciate the SIZE, MODERNIZATION and LOCATION of this fantastic opportunity- Contact us now!

HALLWAY
6 x 13 (1.83m x 3.96m)
Wooden door to the front, stairs to the first floor, door to lounge, dining space and kitchen.

LOUNGE
10'06 x 13'05 (3.20m x 4.09m)
Vinyl flooring, double glazed window to the front, wall mounted electric fireplace.

DINING AREA
9'03 x 11'09 (2.82m x 3.58m)
Door giving access to the kitchen, vinyl, wall mounted radiator, UPVC double glazed French doors opening onto the rear garden.

KITCHEN
10'08 x 7'05 (3.25m x 2.26m)
Vinyl flooring, wall and base units with cupboards, composite sink with dual heat tap, double glazed, opaque window to the side, double glazed, opaque window to the rear, UPVC composite door with double glazed, plinth heaters, opaque window.

STAIRS LEADING TO FIRST FLOOR
6'08 x 6'08 (2.03m x 2.03m)
Single glazed window to the side.

BEDROOM ONE
13'02 x 10' (4.01m x 3.05m)
Carpeted flooring, UPVC double glazed window to the front, wall mounted radiator.

BEDROOM TWO
11'01 x 9'11 (3.38m x 3.02m)
Storage cupboard containing the water tank, UPVC double glazed window to the rear, carpeted flooring.

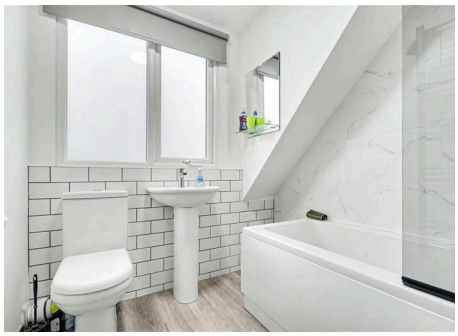
BEDROOM THREE
9'11 x 6'07 (3.02m x 2.01m)
UPVC double glazed window to the front, wall mounted radiator, carpeted flooring.

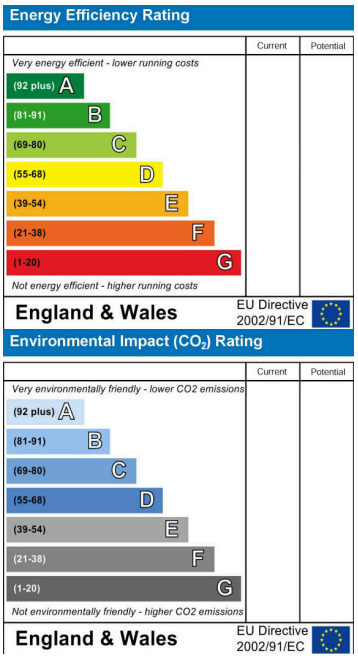
BATHROOM
7'08 x 6'06 (2.34m x 1.98m)
UPVC double glazed window to the rear, WC, hand wash basin with separate hot and cold taps, bath with dual heat tap, partially tiled walls, wall mounted towel radiator.

OUTSIDE
To the rear of the property there is a garage, side access from the driveway leading to the rear garden, tiered garden surrounded by brick wall and fencing. To the side of the property there is also fencing. To the front of the property there is a driveway, lawned garden and access to the front door.

GARAGE
8'11 x 19 (2.72m x 5.79m)

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 7mbps 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





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.

78 Front Street, Arnold, Nottinghamshire, NG5 7EJ
arnold@robertellis.co.uk
0115 648 5485