



St Albans Road,  
Arnold, Nottingham  
NG5 6GS

**£265,000 Freehold**



Robert Ellis Estate Agents are delighted to bring to the market this well-presented and characterful three-bedroom property situated on St Albans Road, Arnold.

The property offers spacious accommodation arranged over two floors, with the additional benefit of a useful loft room and cellar storage. The ground floor comprises a generous open plan living and dining area, featuring a bay window to the front, character fireplaces and ample space for both seating and dining. To the rear is a dining kitchen fitted with a range of wall and base units, Belfast sink, space for appliances and access out to the rear garden.

To the first floor, the landing provides access to three bedrooms and a modern shower room. Bedroom one sits to the front of the property with two windows and a decorative fireplace, while bedroom two overlooks the rear. Bedroom three also sits to the rear and benefits from built-in storage housing the Worcester Bosch combination boiler. A staircase leads to the loft room, offering further versatile space with Velux-style window, eaves storage and radiator.

Externally, the property has a low-maintenance gravelled frontage with pathway to the entrance door. To the rear is an enclosed garden with patio area, raised decking, lawn, mature shrubs and fenced boundaries.

St Albans Road is well placed for a range of local shops, schools, transport links and amenities within Arnold and Daybrook, making this an ideal purchase for a range of buyers.



### Open Plan Living Dining Area

28'9" x 16'07" approx (8.76m x 5.05m approx )

Modern UPVC double glazed composite door to the front elevation with original leaded light above, UPVC double glazed sectional bay window to the front elevation, coving to the ceiling, original ceiling rose, ceiling light points, wall light points, ample seating and dining space, two feature fireplaces incorporating a wooden surround, tiled hearth and decorative brick reveal, further feature fireplace is an Adams style fireplace incorporating a tiled hearth and back panel, UPVC double glazed window to the side elevation, laminate floor covering, wall mounted radiators, staircase leading to the first floor landing, internal glazed door leading through to the dining kitchen.

### Dining Kitchen

13'11" x 7'11" approx (4.24m x 2.41m approx)

A range of matching wall and base units incorporating laminate worksurfaces over, Belfast sink with modern swan neck mixer tap over, space and plumbing for an automatic washing machine, space and point for a freestanding fridge freezer, integrated dishwasher, space and point for a freestanding cooker, tiled splashbacks, tiling to the floor, wall mounted double radiator, ceiling light point, panelled door leading to the cellar, UPVC double glazed windows to the side and rear elevations, UPVC double glazed door giving access to the enclosed rear garden.

### Cellar

14'02" x 4'2" approx (4.32m x 1.27m approx)

Housing electrical consumer unit, gas meter point and wall light point whilst offering further additional storage space.

### First Floor Landing

16'11" x 5'02" approx (5.16m x 1.57m approx)

Ceiling light points, loft access hatch, UPVC double glazed window to the front elevation, staircase leading to the loft room, dado rail, panelled doors leading off to:

### Bedroom One

10'1" x 12'2" approx (3.07m x 3.71m approx)

Two UPVC double glazed windows to the front elevation, ceiling light point, wall mounted radiator, open decorative tiled fireplace.

### Shower Room

11'03" x 5'05" approx (3.43m x 1.65m approx)

Modern three piece suite comprising walk-in shower enclosure incorporating a rainfall shower over, low level flush

WC, pedestal wash hand basin, UPVC double glazed window to the side elevation, coving to the ceiling, ceiling light point, wall mounted radiator, linoleum floor covering.

### Bedroom Three

10'09" x 7'02" approx (3.28m x 2.18m approx)

UPVC double glazed window to the rear elevation, column style radiator, built-in storage cupboard providing additional storage space whilst housing the Worcester Bosch gas central heating combination boiler providing central heating and instant hot water to the property.

### Bedroom Two

14'01" x 8' approx (4.29m x 2.44m approx )

UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point.

### Loft Room

15'04" x 12'02" approx (4.67m x 3.71m approx)

Velux style window to the rear elevation, ceiling light point, access into eaves for further storage space, laminate flooring, wall mounted radiator.

### Front of Property

To the front of the property there is a wall to the boundary, low maintenance gravelled garden with shrubs planted to the borders and pathway leading to the front entrance door.

### Rear of Property

To the rear of the property there is an enclosed rear garden incorporating a patio area, raised decked area, large garden laid to lawn, mature shrubs and trees planted to the borders, fencing to the boundaries.

### 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 17mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

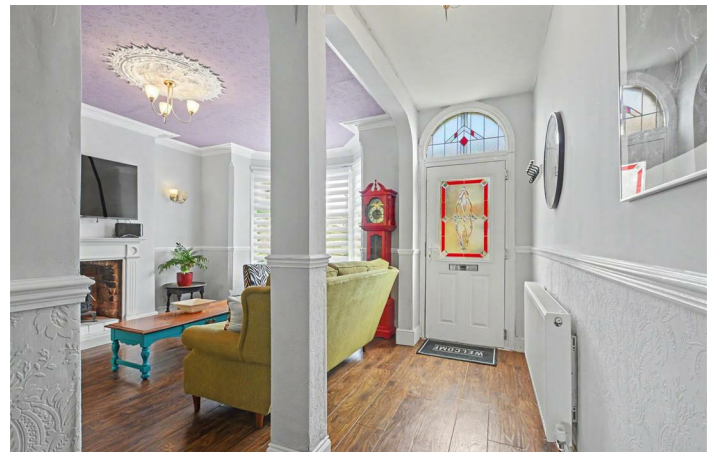
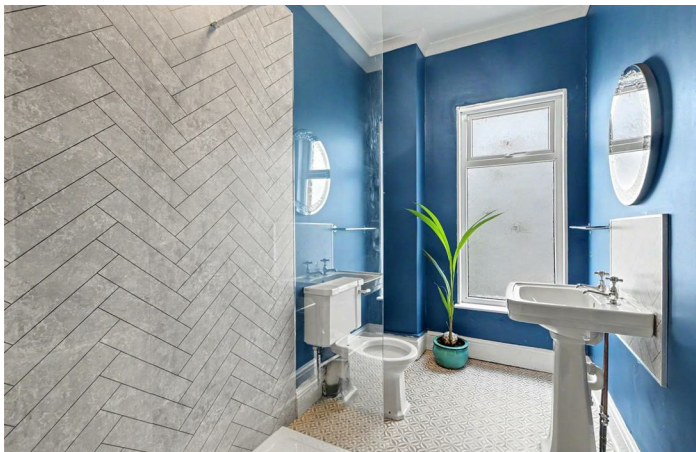
Flood Risk: No flooding in the past 5 years

Flood Defences: No

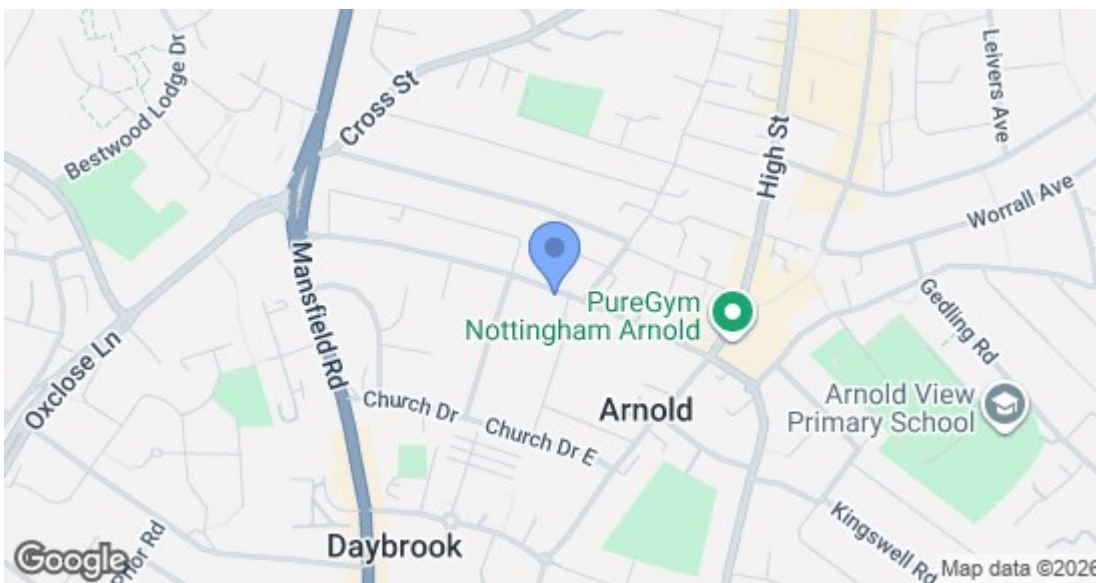
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



**Robert Ellis**  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		39	
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.