



Worrall Avenue,  
Arnold, Nottingham  
NG5 7GJ

**£165,000 Leasehold**



**\*\*GUIDE PRICE £180,000- £190,000\*\***  
**\*\* IDEAL FAMILY HOME \*\***

Robert Ellis Estate Agents are delighted to bring to the market this FANTASTIC THREE BEDROOM, SEMI DETACHED FAMILY HOME situated in 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 Pinewood Infant School & Killisick Junior within the area, making it ideal for families.

Upon entry, you are welcomed into the hallway which leads through to the lounge and dining room. The lounge offers sliding doors to the enclosed, rear garden which is a low maintenance space, allowing prospective buyers to enjoy the patio areas immediately. Off the hallway is also the kitchen with fitted units.

Stairs leading to landing, first double bedroom, second double bedroom, third double bedroom and modern, three piece suite bathroom.

The front of the home offers ample parking via the driveway and integral garage, with low maintenance front garden featuring flowers and stones.

A viewing is HIGHLY RECOMMENDED to appreciate the SIZE and LOCATION of this GREAT OPPORTUNITY- Contact the office now to arrange your viewing, before it is too late!



### Hallway

8'0" x 5'9" approx (2.45 x 1.76 approx)

Laminate flooring. UPVC double glazed opaque front door and window. Wall mounted radiator.

### Kitchen

10'9" x 8'0" approx (3.29 x 2.46 approx)

Range of fitted wall and base units. Composite sink with dual heat taps. Space and point for electric cooker. Space and point for freestanding fridge freezer. Space and plumbing for washing machine. Space and point for microwave. Tiled flooring. Partially tiled walls. Double wall mounted radiator. UPVC double glazed bay window.

### Lounge

10'9" x 16'0" approx (3.30 x 4.90 approx)

Marble surround with wooden hearth. Space for electric log burner. Laminate flooring. UPVC double glazed sliding doors leading onto rear garden.

### Dining Room

7'7" x 8'8" approx (2.32 x 2.66 approx)

Single glazed wooden framed window looking through to Kitchen. Wall mounted radiator.

### Upstairs Landing

9'3" x 4'3" approx (2.82m x 1.30m approx)

Carpeted flooring. Access into 3 storage cupboards; one housing the Condensing Boiler with tank. Access into Bedroom 1, 2, 3 and Family Bathroom

### Bedroom 1

13'11" x 8'2" approx (4.26 x 2.49 approx)

Carpeted flooring. Wall mounted radiator. Fitted wardrobes. UPVC double glazed window.

### Bedroom 2

9'9" x 10'11" approx (2.99 x 3.33 approx)

Carpeted flooring. Wall mounted radiator. Built-in storage cupboard. UPVC double glazed window.

### Bedroom 3

10'10" x 7'9" approx (3.32 x 2.37 approx)

Carpeted flooring. Wall mounted radiator. UPVC double glazed window.

### Family Bathroom

7'4" x 5'10" approx (2.26 x 1.78 approx)

Bath with hot and cold tap and handheld shower unit above. Sink with hot and cold tap. Low level flush W/C. Fully tiled walls. Tiled flooring. Wall mounted radiator. UPVC double glazed opaque window.

### Front of Property

Gated driveaway. Space for 1-2 cars dependent on size. Stoned frontage with brick wall

### Rear of Property

Enclosed low maintenance garden with patio area and stoned edges.

### Integral Garage

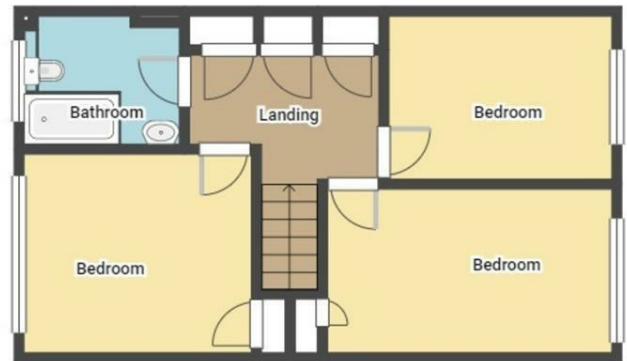
Up and over and door.

### Council Tax

Local Authority: Gedling

Council Tax Band: B





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(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.