



Furlong Street,
Arnold, Nottingham
NG5 7AE

£195,000 Freehold



****GUIDE PRICE £195,000-£205,000****

**** IDEAL FIRST TIME BUY / INVESTMENT ****

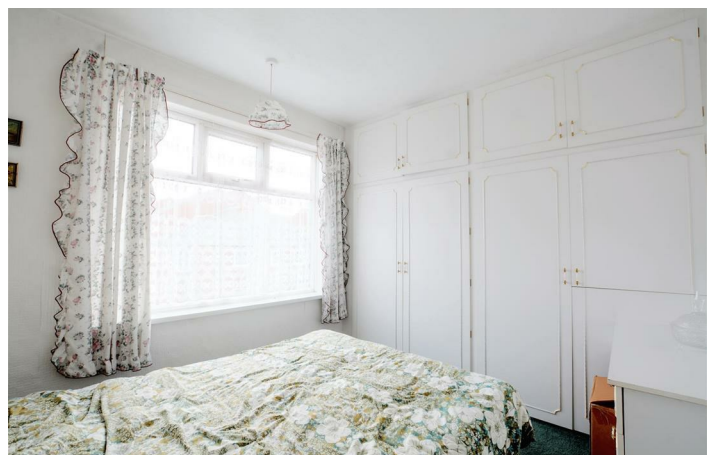
Robert Ellis Estate Agents are delighted to present to the market this FANTASTIC THREE BEDROOM, SEMI DETACHED FAMILY HOME situated in ARNOLD, NOTTINGHAM.

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 Richard Bonington Primary & Nursery schools within the area, making it ideal for families.

Upon entry, you are welcomed into the hallway which leads through to the lounge diner, under stair storage and extended kitchen diner. The kitchen diner offers access into the enclosed rear garden with patio areas laid to lawn and entry into the detached garage.

Stairs lead to landing, first double bedroom, second double bedroom, third bedroom, bathroom with walk in double shower and separate WC.

A viewing is HIGHLY RECOMMENDED to appreciate the SIZE and LOCATION of this home- Contact the office now to arrange your appointment!



Entrance Hallway

13'6" x 6'3" approx (4.12 x 1.91 approx)

UPVC double glazed opaque composite door to the front elevation. Carpeted flooring. Double wall mounted radiator. Ceiling light point. Access into Lounge Diner, Kitchen Diner, Storage cupboard (0.57 x 0.81 m approx) and Under the stairs storage cupboard with UPVC double glazed opaque window, housing electric board and gas meter. (2.04 x 0.73 m approx) Staircase to First Floor Landing

Lounge Diner

22'4" x 11'2" approx (6.82 x 3.42 approx)

UPVC double glazed window the front elevation. Single glazed wooden framed looking into the Kitchen Diner. Carpeted flooring. Wall mounted radiator. Ceiling light points. Feature electric fireplace with wooden surround.

Kitchen Diner

17'8" x 16'11" approx (5.40 x 5.18 approx)

UPVC double glazed windows to the rear elevation. UPVC double glazed opaque door leading to rear garden. Vinyl flooring and carpeted flooring. Wall mounted radiators. Ceiling light points. Range of fitted wall and base units incorporating worksurfaces above. Stainless steel sink and drainer unit with hot and cold taps. Space and point for gas cooker.

First Floor Landing

9'6" x 6'4" approx (2.91 x 1.95 approx)

UPVC double glazed window to the side elevation. Carpeted flooring. Ceiling light point. Access into Bedroom 1, 2, 3, Family Bathroom and Separate WC

Bedroom 1

12'11" x 11'3" approx (3.96 x 3.44 approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Ceiling light point. Fitted wardrobes and built-in dressing table. Housing water tank.

Bedroom 2

11'3" x 9'0" approx (3.43 x 2.75 approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Ceiling light point. Fitted wardrobes and built-in dressing table.

Bedroom 3

6'5" x 6'5" approx (1.96 x 1.96 approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point.

Family Bathroom

6'3" x 5'10" approx (1.91 x 1.78 approx)

UPVC double glazed opaque window to the rear elevation. Carpeted flooring. Fully tiled walls. Wall mounted radiator. Ceiling light point. Walk-in double shower with handheld shower unit. Pedestal wash hand basin

Separate WC

3'6" x 2'7" approx (1.07 x 0.79 approx)

UPVC double glazed opaque window to the side elevation. Vinyl flooring. Ceiling light point. Low level flush W/C.

Front of Property

Low maintenance front garden. Gated access and pathway to front door. Patio area. Hedges to the side elevation. Stone wall to the front elevation. Driveway leading to Garage.

Rear of Property

Patio area. Laid to lawn area. Flower beds to the side.

Garage

Detached garage

Council Tax

Local Authority Gedling

Council Tax band B

Agents Notes: Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 17mbps Ultrafast 1000mbps

Phone Signal – 02, Vodafone, EE

Sewage – Mains supply

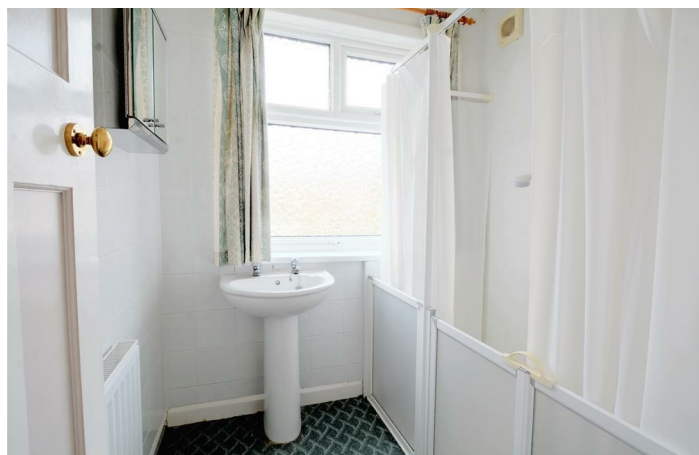
Flood Risk – No flooding in the past 5 years

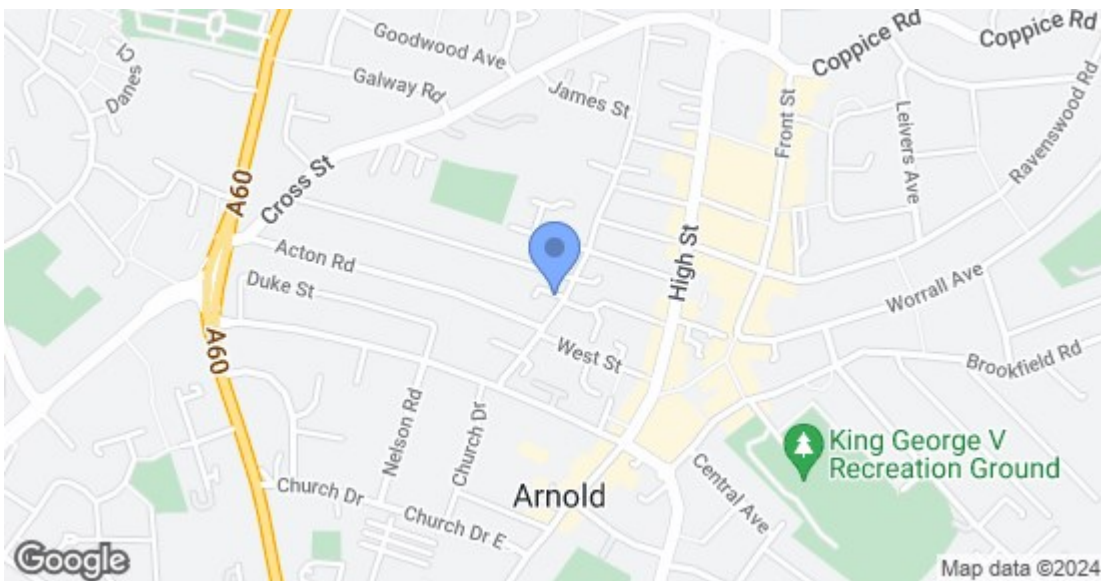
Flood Defences – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
63	
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.