



Laver Close  
Arnold, Nottingham NG5 7LS

A THREE-BEDROOM, SEMI-DETACHED  
FAMILY HOME REQUIRING  
MODERNISATION LOCATED IN ARNOLD,  
NOTTINGHAM.

**Guide Price £190,000 Freehold**





\*\* MODERNISATION REQUIRED -\*\*\*GUIDE PRICE £190,000-200,000\*\*\*

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 Center accommodating local amenities, shops and restaurants. Alongside this, it offers easily accessible transport links into Mapperley, Nottingham City center and surrounding villages/towns. You have Redhill Academy and Richard Bonington Primary, Coppice Farm Primary and Nursery's within the area, making it ideal for families.

The property has been extended to the rear elevation offering an additional reception room and utility area.

Accommodation comprises; an entrance hallway, lounge, dining room, third reception room, kitchen, and utility room. The stairs to the landing, first bedroom, second bedroom, third bedroom and family bathroom. To the rear is an enclosed garden and a garage. The front offers a driveway and garden with a lawn area.

If you are looking to start from scratch and put your stamp on a property... give our Arnold office a call today for more information to arrange your viewing. Selling with NO UPWARD CHAIN.





### Entrance Lobby

8'04 x 5' approx (2.54m x 1.52m approx)

UPVC double glazed entrance door leading into the Entrance Lobby. UPVC double glazed windows to the front and side elevations. Tiled flooring. Wall light point. Wooden entrance door leading into the Living Room

### Living Room

16'07 x 14'06 approx (5.05m x 4.42m approx)

UPVC double glazed bay window to the front elevation. Carpeted flooring. Wall mounted double radiator. Ceiling light point. Wall light points. Decorative beams to ceiling. Feature fireplace incorporating wooden mantle, brick surround, tiled hearth and additional built-in shelving and storage. Built-in under the stairs storage cupboard. Internal door leading into the carpeted staircase to First Floor Landing. Internal door leading into Kitchen. Archway open through to Dining Room

### Dining Room

10'9 x 8'10 approx (3.28m x 2.69m approx)

Carpeted flooring. Wall mounted radiator. Ceiling light point. Wall light point. Decorative beams to ceiling. Internal glazed doors leading into extended third reception room

### Third Reception Room

10' x 9'01 approx (3.05m x 2.77m approx)

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

### Kitchen

10'09 x 7'06 approx (3.28m x 2.29m approx)

UPVC double glazed window to the side elevation. Carpeted flooring. Tiled splashbacks. Ceiling light point. Decorative beams to ceiling. Range of wall base and drawers units incorporating laminate worksurfaces above. Stainless steel sink and drainer unit with hot and cold taps above. Integrated double oven. 4 ring ceramic hob. Space and plumbing for automatic washing machine. Glazed panel door leading through to Utility Room

### Utility Room

8'04 x 6'07 approx (2.54m x 2.01m approx)

UPVC double glazed window to the side elevation. Carpeted flooring. Ceiling light point. Space and plumbing for automatic washing machine. UPVC door leading to the enclosed rear garden

### First Floor Landing

UPVC double glazed window to the side elevation. Carpeted flooring. Ceiling light point. Loft access hatch. Internal doors leading into Bedroom 1, 2, 3 and Family Bathroom

### Bedroom 1

13' x 9'06 approx (3.96m x 2.90m approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Built-in wardrobes and drawers

### Bedroom 2

10' x 11'04 approx (3.05m x 3.45m approx)

UPVC double glazed window to the rear elevation with picturesque views over Arnold. Carpeted flooring. Wall mounted radiator. Ceiling light point. Built-in wardrobes and drawers. Airing cupboard housing hot water cylinder

### Bedroom 3

9'11 x 6'06 approx (3.02m x 1.98m approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Built-in storage cupboard housing Worcester Bosch boiler.

### Family Bathroom

6'11 x 6'02 approx (2.11m x 1.88m approx)

UPVC double glazed window to the rear elevation. Laminate flooring. Tiled splashbacks. Wall mounted heated towel radiator. Ceiling light point. 3 piece suite comprising of a panel bath with hot and cold taps and mains fed shower above, pedestal bath with hot and cold taps and a low level flush WC. Extractor fan

### Front of Property

To the front of the property there is driveway providing off the road vehicle hardstanding and a low maintenance laid to lawn garden with a pathway to the front entrance

### Rear of Property

To the rear of the property there is an enclosed rear garden with a patio area with ample space for outdoor seating and entertaining. Steps lead to a laid to lawn area. Fencing to the boundaries.

### Garage

Sectional concrete 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 20mbps 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

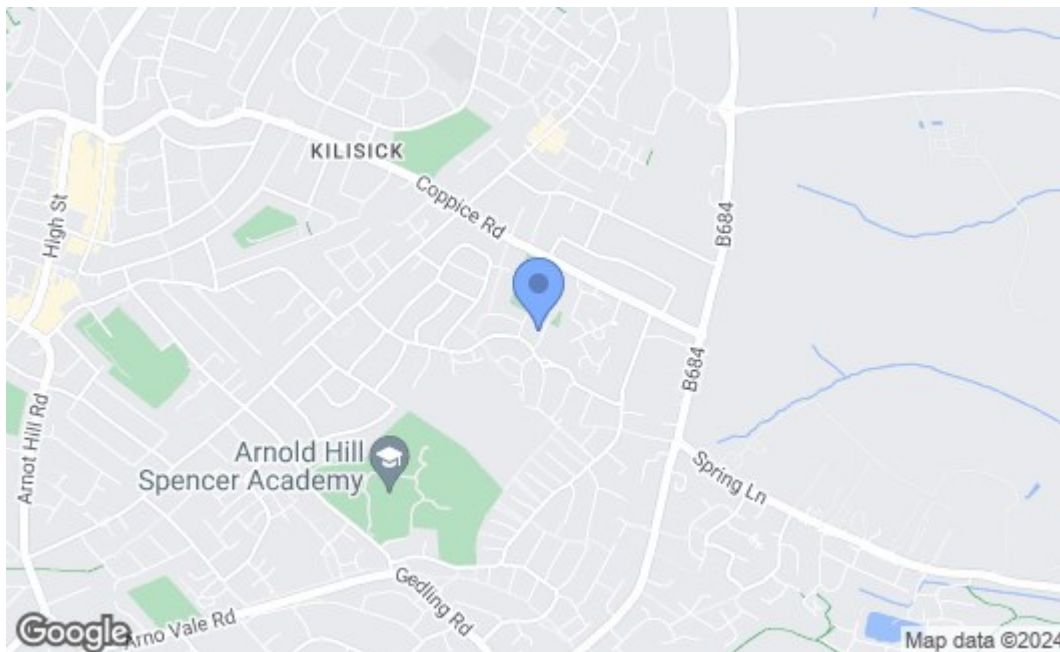
Any Legal Restrictions – No

Other Material Issues – No





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		69	
(69-80) C			
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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.