



Jenned Road
Arnold, Nottingham NG5 8FT

A THREE BEDROOM, SEMI-DETACHED
DORMA BUNGALOW SITUATED IN
ARNOLD, NOTTINGHAM

Asking Price £260,000 Freehold



**** MUST SEE ****

Robert Ellis Estate Agents are delighted to bring to the market this FANTASTIC THREE BEDROOM, DORMA, SEMI-DETACHED BUNGALOW 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 Bonington Primary & Nursery within the area, making it ideal for families if required.

Upon entry, you are welcomed into the kitchen with fitted units, leading to the hall. Off the hall, you also have the lounge, family bathroom featuring a walk in shower, dining room, first bedroom. Stairs lead to landing, second and third bedroom, alongside generous WC.

To the rear is an enclosed garden with decking, laid to lawn, flowers bed/ shrubbery and space for a shed. To the front of the home is a block paved driveway leading to the detached garage. A viewing is a MUST to appreciate the SIZE and LOCATION of this great opportunity- Contact the office now!



Kitchen

7'10" x 7'1" approx (2.39 x 2.17 approx)

UPVC double glazed door to the side elevation leading into the Kitchen. UPVC double glazed window to the front elevation. Linoleum flooring. Tiled splashbacks. Range of matching wall, base and drawer units incorporating worksurfaces over. Sink and drainer unit with heat tap above. Space and point for freestanding cooker. Space and point for freestanding fridge freezer. Space and plumbing for automatic washing machine. Internal door leading into Hallway

Hallway

Laminate flooring. Wall mounted radiator. Staircase to the First Floor Landing. Internal doors leading into Kitchen, Lounge, Dining Room, Bedroom 1 and Family Bathroom

Lounge

10'11" x 18'5" approx (3.33 x 5.63 approx)

Double glazed bay fronted window. Carpeted flooring. Wall mounted radiator. Coving to the ceiling. Dado rail. Feature gas fireplace

Dining Room

8'11" x 8'1" approx (2.72 x 2.48 approx)

Double glazed patio doors to the rear elevation leading to the rear garden. Linoleum flooring. Wall mounted radiator. Dado rail.

Bedroom 1

11'5" x 9'11" approx (3.48 x 3.03 approx)

Double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Built-in wardrobes

Bathroom

5'1" x 10'3'11" approx (1.56 x 3.06 approx)

Double glazed window to the side elevation. Linoleum flooring. Wall mounted heated towel rail. Tiled splashbacks. Ceiling light point. 3 piece suite comprising of a walk-in shower enclosure with mains fed shower above, hand basin with hot and cold taps and a low level WC. Extractor unit

First Floor Landing

Velux roof window. Internal doors leading into Bedroom 2, 3 and First Floor WC

Bedroom 2

8'6" x 9'3" approx (2.61 x 2.84 approx)

Double glazed window to the side elevation. Wall mounted radiator

Bedroom 3

14'7" x 7'7" approx (4.46 x 2.33 approx)

Double glazed windows to the side and rear elevations. Carpeted flooring. Wall mounted radiator

First Floor WC

4'10" x 8'1" approx (1.49 x 2.47 approx)

Double glazed opaque window to the side elevation. Linoleum flooring. Tiled splashbacks. Recessed spotlights to the ceiling. Wall mounted heated towel rail. Hand wash basin with hot and cold taps and a low level WC. Shaver point

Front of Property

To the front of the property there is gated driveway providing off the road parking, and a low maintenance front garden with gravel area and shrubbery. Fencing surrounding. Access into Garage

Rear of Property

To the rear of the property there is a good sized enclosed rear garden with a decked area with steps leading to further decked areas, a gravel area, a patio area, flowerbeds, shrubbery, trees and laid to lawn areas. Shed. Space for green house. Side gate giving access to the garage. Fencing and hedging surrounding.

Garage

8'3" x 15'3" approx (2.53 x 4.66 approx)

Up and over door to the front elevation. Power and lighting

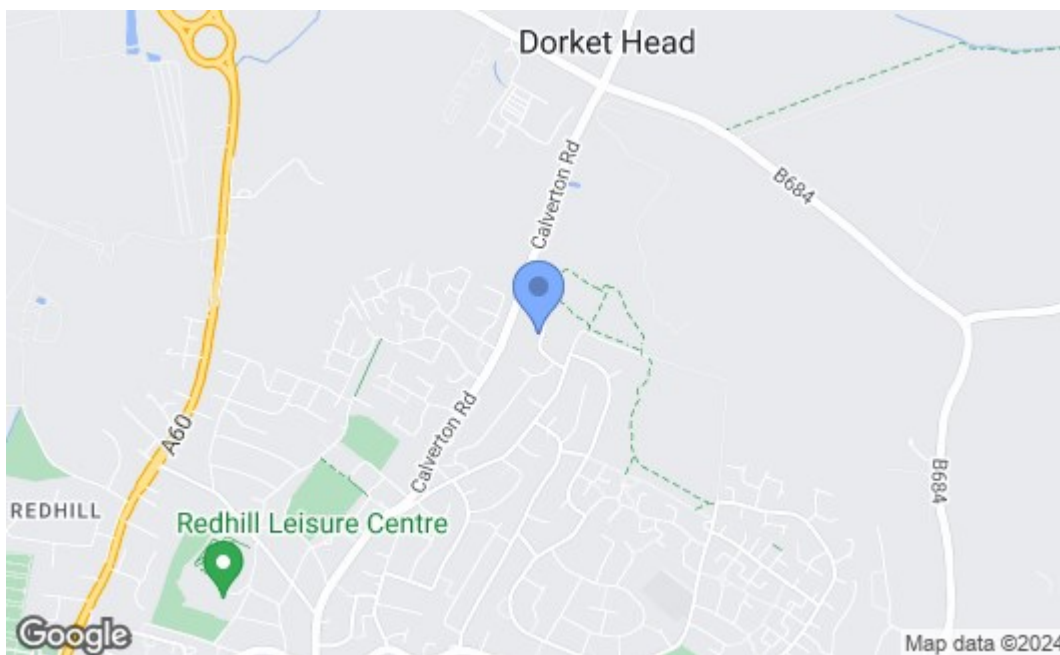
Council Tax

Local Authority Gedling

Council Tax band B



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		67	80
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.