



Smithy Crescent,
Arnold, Nottingham
NG5 7FT

£140,000 Leasehold



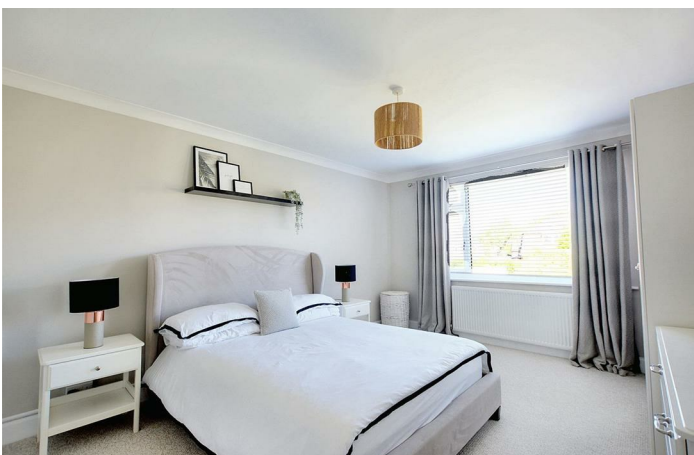
** IMMACULATE THROUGHOUT **

Robert Ellis Estate Agents are delighted to bring to the market this OUTSTANDING TWO BEDROOM, TOP FLOOR MAISONETTE 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 within the area, making it ideal for growing families.

Upon entry, you are welcomed into the hallway which leads to the kitchen with fitted units, lounge, first double bedroom, second double bedroom and modernised family bathroom featuring a three piece suite. The home also benefits from a rear garden with laid to lawn and patio area.

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



Entrance Hallway

10'5" x 10'4" approx (3.19 x 3.16 approx)

UPVC double glazed opaque composite front door. Wall mounted radiator. Internal doors leading into Kitchen, Lounge Diner, Bedroom 1, 2 and Family Bathroom

Kitchen

9'11" x 9'8" approx (3.04 x 2.97 approx)

UPVC double glazed window. Wall mounted radiator. Range of fitted wall and base units with worksurfaces above. Composite sink with dual heat tap. 4 ring Lamona electric hob with extractor unit above. Integrated oven. Integrated fridge freezer. Integrated dishwasher. Space and plumbing for automatic washing machine. Wall mounted Baxi boiler

Lounge Diner

16'11" x 12'0" approx (5.18 x 3.66 approx)

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

Bedroom 1

11'11" x 14'8" approx (3.64 x 4.49 approx)

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

Bedroom 2

10'9" x 9'11" approx (3.30 x 3.03 approx)

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

Family Bathroom

7'3" x 5'6" approx (2.21 x 1.69 approx)

UPVC double glazed opaque window. Vinyl flooring. Partially tiled walls. Wall mounted radiator. Bath with hot and cold taps and electric handheld shower unit. Sink with hot and cold taps. WC

Rear of Property

To the rear of the property there is an enclosed garden with a laid to lawn, stone area and flowerbeds. Fencing and hedging surrounding

Council Tax

Local Authority Gedling

Council Tax band A

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, Three, 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			79
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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.