



Furlong Avenue  
Arnold, Nottingham NG5 7AR

A THREE BEDROOM, SEMI DETACHED  
FAMILY HOME SITUATED IN THE HEART OF  
ARNOLD, NOTTINGHAM.

**Guide Price £180,000 - £190,000 Freehold**





\*\*\* Guide Price £180,000 - £190,000 \*\*\*

Robert Ellis Estate Agents are delighted to present this fantastic three-bedroom, semi-detached family home situated in the heart of Arnold, Nottingham.

Just a stone's throw from Arnold town centre, the property offers easy access to local amenities, shops, and restaurants. Excellent transport links connect to Mapperley, Nottingham City Centre, and surrounding areas. Nearby schools include Redhill Academy and Richard Bonington Primary & Nursery, making it ideal for families.

Upon entry, the hallway leads to a bay-fronted lounge, followed by a kitchen diner with access to the ground floor family bathroom, rear lobby, WC and a rear lean-to. The lean-to provides additional reception space and opens to an enclosed rear garden.

Upstairs, the landing leads to the first double bedroom, second double bedroom and third bedroom.

To the front of the property there is a low maintenance patio garden. To the rear there is an enclosed rear garden with a large paved patio area, laid to law area, mature shrubbery and trees planted to the borders and fencing to the boundaries.

A viewing is highly recommended to appreciate the size and location of this home. Contact the office now to arrange your appointment!





### Entrance Hallway

UPVC double glazed door to the front elevation leading into the Entrance Hallway. Carpeted flooring. Ceiling light point. Carpeted staircase to the First Floor Landing. Internal door leading into the Lounge

### Lounge

15' x 11'10 approx (4.57m x 3.61m approx)  
UPVC double glazed sectional bay fronted window to the front elevation. Carpeted flooring. Ceiling light point. Feature 4 bar gas fireplace incorporating a tiled hearth. Internal door leading into the Kitchen Diner

### Kitchen Diner

10'1 x 8'10 approx (3.07m x 2.69m approx)  
UPVC double glazed window to the rear elevation. Tiled flooring. Tiled splashbacks. Ceiling light point. Coving to the ceiling. Range of fitted wall and base units incorporating laminate worksurfaces above. Stainless steel sink and drainer unit with swan neck dual heat tap. Freestanding gas oven. Space and point for a freestanding fridge freezer. Under the stairs pantry cupboard with a UPVC double glazed window to the side elevation. Internal door leading into the Ground Floor Bathroom and Rear Lobby

### Ground Floor Bathroom

5'9 x 5'6 approx (1.75m x 1.68m approx)  
UPVC double glazed window to the rear elevation. Tiled flooring. Tiled splashbacks. Ceiling light point. Panel bath with hot and cold taps and electric Mira shower above. Vanity wash hand basin with hot and cold taps. Airing cupboard housing the hot water cylinder

### Rear Lobby

4'5 x 2'10 approx (1.35m x 0.86m approx)  
Carpeted flooring. Internal door leading into the Ground Floor WC and UPVC door leading out into the Lean To

### Ground Floor WC

2'10 x 4' approx (0.86m x 1.22m approx)  
UPVC double glazed window to the rear elevation. Stone flooring. Ceiling light point. WC

### Lean To

6'1 x 9'10 approx (1.85m x 3.00m approx)  
Single glazed windows to the side and rear elevation. Carpeted flooring. Ceiling light point. Space and plumbing for an automatic washing machine. French doors leading to the landscaped enclosed rear garden

### First Floor Landing

Carpeted flooring. Wall light point. Loft access hatch. Internal doors leading into Bedroom 1, 2 and 3

### Bedroom 1

12'1 x 12' approx (3.68m x 3.66m approx)  
UPVC double glazed window to the front elevation. Carpeted flooring. Ceiling light point. Built-in over the stairs storage cupboard

### Bedroom 2

8'11 x 11'4 approx (2.72m x 3.45m approx)  
UPVC double glazed window to the rear elevation. Carpeted flooring. Ceiling light point

### Bedroom 3

8'5 x 5'10 approx (2.57m x 1.78m approx)  
UPVC double glazed window to the rear elevation. Carpeted flooring. Ceiling light point

### Front of Property

To the front of the property there is a low maintenance patio garden with pathway leading to the front entrance and fencing to the boundaries. Secure gated access to the rear of the property

### Rear of Property

To the rear of the property there is an enclosed rear garden with a large paved patio area, laid to law area, mature shrubbery and trees planted to the borders and fencing to the boundaries. Secure gated access to the front of the property

### Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

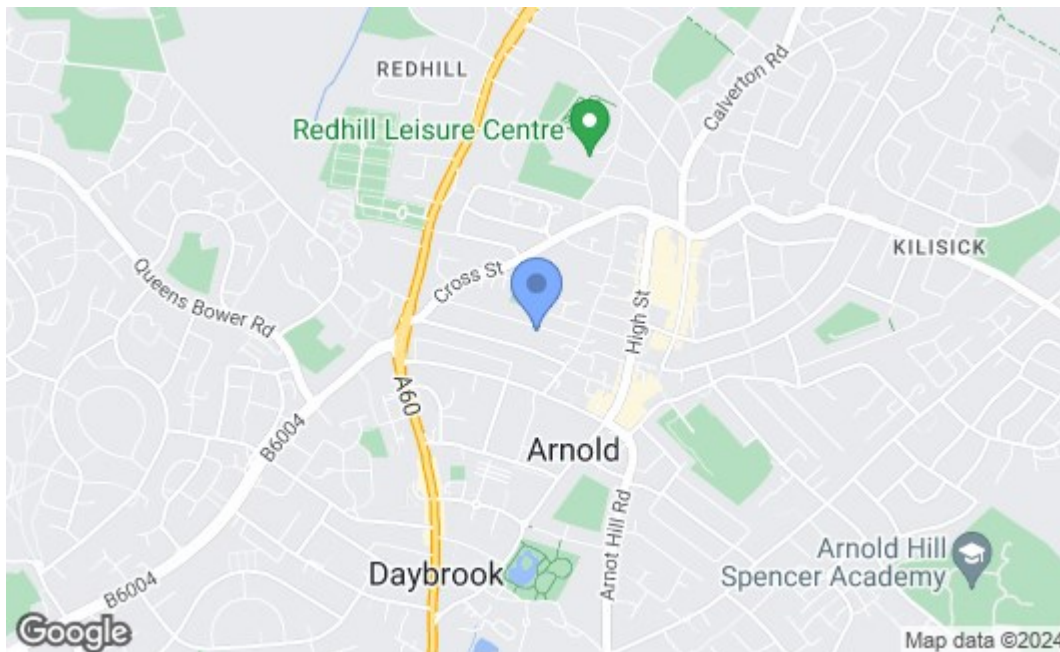
Non-Standard Construction: No

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			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		25	
(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.