



Mellors Road  
Arnold, Nottingham NG5 8HD

**Guide Price £200,000 Freehold**

**\*\*GUIDE PRICE £200,000 - £210,000\*\***  
A TWO DOUBLE BEDROOM, END OF  
TERRACE FAMILY HOME SITUATED IN  
ARNOLD, NOTTINGHAM.



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**\*\*NO CHAIN\*\* MUST SEE \*\* RECENTLY MODERNISED \*\***

Robert Ellis Estate Agents are delighted to bring to the market this RECENTLY RENOVATED TWO DOUBLE BEDROOM, END OF TERRACE 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 within walking distance, making it ideal for families.

Upon entry, you are welcomed into the hallway which leads through to the lounge with feature panelled wall, kitchen with fitted units, lobby and downstairs WC. Stairs lead to landing, first double bedroom, second double bedroom and modern family bathroom benefitting from a three piece suite.

To the rear is an enclosed garden with new fencing, space for a shed, stoned patio areas and laid to lawn. The front of the home offers a driveway for at least TWO cars.

A viewing is HIGHLY RECOMMENDED to appreciate the QUALITY, SIZE and LOCATION of this FANTASTIC OPPORTUNITY- Contact the office to arrange a viewing now before it is too late!



### Entrance Hallway

3'7" x 3'3" approx (1.1 x 1 approx)

UPVC double glazed composite entrance door to the side elevation leading into the Entrance Hallway. Staircase to the First Floor Landing. Internal door leading into the Lounge

### Lounge

13'7" x 11'1" approx (4.15 x 3.38 approx)

UPVC double glazed window to the front elevation. Laminate flooring. Wall mounted radiator. Feature wall panelling. Coving to the ceiling. Feature electric fireplace. Internal door leading into the Kitchen

### Kitchen

13'6" x 8'4" approx (4.14 x 2.56 approx)

UPVC double glazed window to the rear elevation. Tiled flooring. Tiled splashbacks. Wall mounted radiator. Range of fitted wall and base units incorporating worksurfaces above. Stainless steel double sink and drainer unit with dual heat tap. Integrated electric oven. 4 ring induction hob with extractor unit above. Space and plumbing for automatic washing machine. Space and point for freestanding tumble dryer. Space and point for freestanding fridge freezer. Built-in pantry cupboard. Internal door leading to the Lobby

### Lobby

4'11" x 2'11" approx (1.5 x 0.9 approx)

Rear entrance door leading to the enclosed rear garden. Tiled flooring. Internal door leading into the Ground Floor WC

### Ground Floor WC

2'11" x 4'3" approx (0.9 x 1.3 approx)

Linoleum flooring. WC

### First Floor Landing

3'3" x 5'2" approx (1 x 1.6 approx)

UPVC double glazed window to the side elevation Carpeted flooring. 2 x Built-in storage cupboards, housing boiler unit. Loft access hatch. Internal doors leading into Bedroom 1, 2 and Family Bathroom

### Bedroom 1

13'9" x 9'3" approx (4.20 x 2.84 approx)

UPVC double glazed window to the front elevation Carpeted flooring. Wall mounted radiator. Built-in storage cupboard

### Bedroom 2

10'3" x 8'4" approx (3.14 x 2.55 approx)

UPVC double glazed window to the rear elevation Laminate flooring. Wall mounted radiator

### Family Bathroom

7'10" x 8'10" approx (2.4 x 2.7 approx)

UPVC double glazed window to the rear elevation. Linoleum flooring. Splashbacks. Wall mounted radiator. Modern 3 piece suite comprising of a panel bath with dual heat tap and electric shower above, vanity wash hand basin with dual heat tap with storage cupboards below and a low level flush WC

### Front of Property

To the front of the property there is a driveway providing off the road parking, pathway to the front entrance with fencing and hedging surrounding

### Rear of Property

To the rear of the property there is a large enclosed rear garden with a paved patio area, pebble area with steps leading to a further pebble area and large laid to lawn area with fencing surrounding. Access into brick-built outside store

### 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

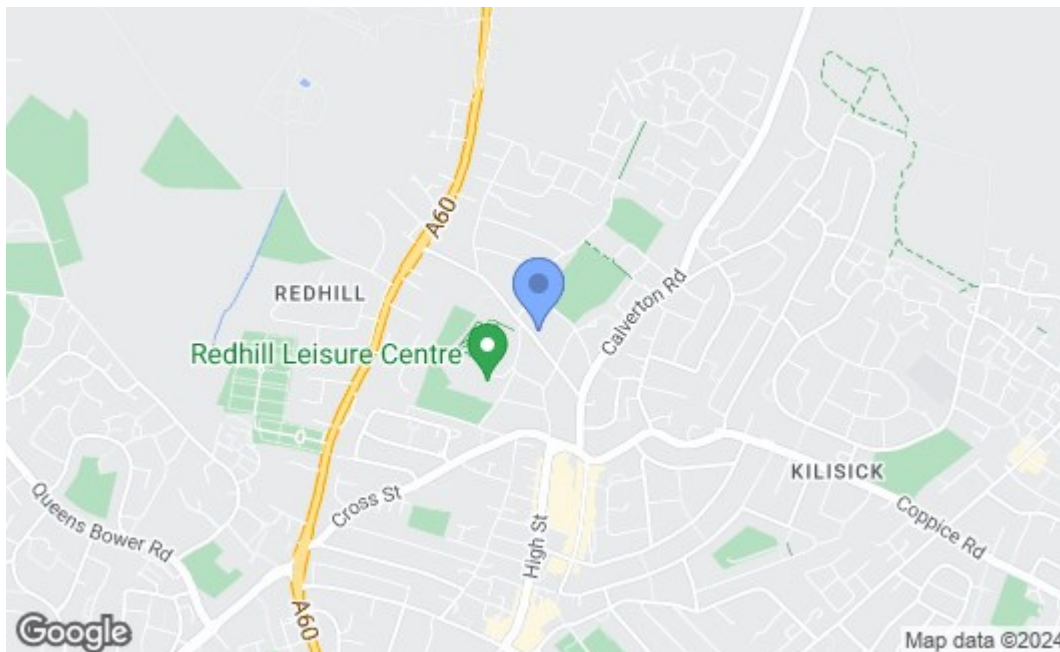
Non-Standard Construction: No

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			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	
(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.