



Nottingham Road
Arnold, Nottingham NG5 6LA

Guide Price £175,000 Freehold

A THREE BEDROOM, MID TERRACE HOME
SITUATED IN ARNOLD, NOTTINGHAM.



****GUIDE PRICE £175-180,000 - IDEAL FOR FIRST TIME BUYERS/ LANDLORDS ****

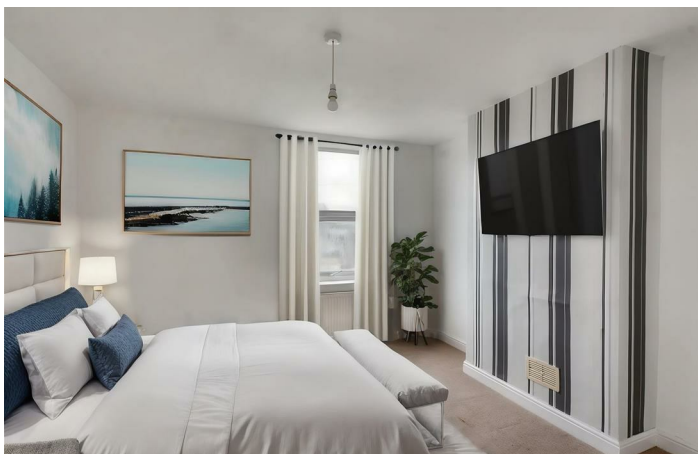
Robert Ellis Estate Agents are delighted to bring to the market this **SPACIOUS THREE BEDROOM, MID TERRACE FAMILY HOME** situated in **ARNOLD, NOTTINGHAM**.

The property is located 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 Arnold Hill School and Richard Bonington Primary & Nursery within the area, making it ideal for families.

Upon entry, you are welcomed into the living room with feature fireplace, dining room, kitchen with fitted units and ground floor family bathroom. The stairs leading to the landing, the first double bedroom with cloakroom, the second double bedroom and the staircase leading to the third double bedroom.

To the front of the property is a block paved driveway and to the rear is a garden with patio and laid to lawn.

A viewing is **HIGHLY RECOMMENDED** - Contact the office now to arrange your viewing! Selling with **NO UPWARD CHAIN**.



Living Room

11'11 x 11'05 approx (3.63m x 3.48m approx)

UPVC double glazed entrance door to the front elevation. UPVC double glazed window to the front elevation. Laminate flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Feature fireplace incorporating wooden surround and mantle, marble hearth and back panel with an inset living flame gas fireplace. Panelled doorway leading into the Dining Room

Dining Room

15'7 x 11'09 approx (4.75m x 3.58m approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Feature fireplace incorporating wooden surround and mantle, stone hearth and back panel with an electric fireplace. Panelled door leading to the staircase down to the Cellar. Panelled door leading to the staircase up to the First Floor Landing. Panelled doorway leading into the Kitchen

Kitchen

12'1 x 5'07 approx (3.68m x 1.70m approx)

UPVC double glazed window to the side elevation. UPVC double glazed door to the side elevation leading to the enclosed rear garden. Tiled flooring. Tiled splashbacks. Wall mounted radiator. Ceiling light points. Range of fitted wall and base units incorporating laminate worksurfaces above. Breakfast bar. Stainless steel 1.5 bowl sink and drainer unit with dual heat tap. Integrated oven. 4 ring gas hob with extractor unit above. Space and plumbing for an automatic washing machine. Space and point for freestanding fridge freezer. Sliding door leading into the Ground Floor Bathroom

Ground Floor Bathroom

6'06 x 5'07 approx (1.98m x 1.70m approx)

UPVC double glazed window to the rear elevation. Tiled flooring. Fully tiled walls. Wall mounted chrome towel radiator. Ceiling light point. Extractor unit. White 3 piece suite comprising of a double ended jacuzzi bath with dual heat tap and main fed rainfall shower head above, semi recessed vanity hand wash basin with dual heat tap and storage cupboard below and a low level WC

First Floor Landing

Carpeted flooring. Ceiling light point. Staircase leading up to the Second Floor Landing. Internal doors leading into Bedroom 1 and 2

Bedroom 1

11'06 x 11'10 approx (3.51m x 3.61m approx)

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

Bedroom 2

11'11 x 9' approx (3.63m x 2.74m approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Internal door leading into the Cloak Room

Cloak Room

Tiled splashback. Wall light point. Wall mounted Viessmann gas central heating combination boiler unit. Vanity wash hand basin with dual heat tap

Bedroom 3

12'06 x 11'08 approx (3.81m x 3.56m approx)

Velux room window to the rear elevation. Laminate flooring. Ceiling light point

Front of Property

To the front of the property there is a block paved driveway providing off the road parking, pathway to the front entrance and fencing to the boundaries

Rear of Property

To the rear of the property there is an good sized enclosed rear garden being laid to lawn with hedging and fencing to the boundaries

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

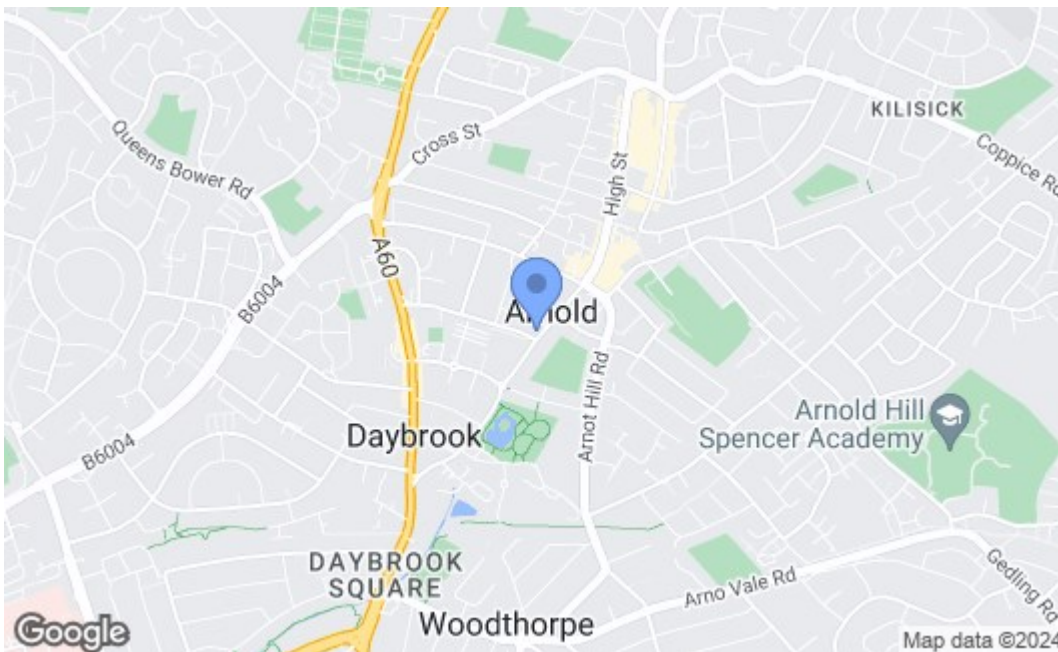
Non-Standard Construction: No

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