



**Goodwood Avenue  
Arnold, Nottingham NG5 7BB**

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

**Guide Price £210,000 Freehold**



\*\*\* GUIDE PRICE £210,000 - £215,000 \*\*\*

Robert Ellis estate agents are delighted to present this superb three-bedroom, semi-detached home situated in the heart of Arnold, Nottingham. This property offers a blend of modern living with convenient access to local amenities and transport links, making it an ideal choice for families.

Located just a stone's throw away from Arnold Town Centre, residents can enjoy a variety of shops, restaurants, and other local amenities. The property boasts easily accessible routes to Mapperley, Nottingham City Centre, and surrounding villages and towns. It is also within the catchment area of Redhill Academy and Richard Bonington Primary & Nursery, which is perfect for families with school-aged children.

Upon entering the property, you are welcomed into the entrance hallway that leads to the modern fitted kitchen. This kitchen seamlessly connects to the dining area, which features an archway leading into the spacious lounge. On the first floor, there are three well-appointed bedrooms and a family bathroom.

The current owners have significantly improved the property, which now benefits from refitted external doors, modern double glazing, a new gas central heating boiler, and a refitted consumer unit. The exterior of the home includes a driveway at the front for convenient parking. The rear of the property features a low-maintenance landscaped garden with fencing around the borders, and a brick-built outhouse.

Given its size, modern features, and prime location, this home is a must-view. Contact the office to arrange your viewing now.



### Entrance Hallway

Leaded double glazed composite entrance door to the front elevation leading into the entrance hallway. Carpeted flooring. Wall mounted radiator. Ceiling light point. Staircase to the first floor landing. Under the stairs meter cupboard housing electrical consumer unit, gas meter points and electric meter points. Internal doors leading into the lounge and kitchen.

### Lounge

14'08" x 10' 6" approx (4.47m x 3.05m 1.83m approx)  
UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Feature freestanding 4 bar gas fireplace with wooden mantel, stone hearth, back panel and surround. Open through to the dining room.

### Dining Room

10' x 10'4" approx (3.05m x 3.15m approx)  
UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Internal door leading into the kitchen.

### Kitchen

10'7" x 8'06" approx (3.23m x 2.59m approx)  
UPVC double glazed window to the side elevation. Tiled flooring. Tiled splashbacks. Wall mounted radiator. Ceiling light point. Range of matching wall and base units incorporating worksurfaces over. Breakfast bar with ample seating space. Stainless steel sink and drainer unit with dual heat tap above. Space and point for a freestanding gas cooker. Space and point for freestanding fridge and freezer. Space and plumbing for an automatic washing machine. Wall mounted gas central heating combination boiler. UPVC double glazed door leading out to the enclosed rear garden.

### First Floor Landing

UPVC double glazed window to the side elevation. Carpeted flooring. Ceiling light point. Internal doors leading into bedroom 1, 2, 3 and family bathroom.

### Bedroom 1

14'3" x 12'4" approx (4.34m x 3.76m approx)  
UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Built-in storage cupboard.

### Bedroom 2

14' x 8'4" approx (4.27m x 2.54m approx)  
UPVC double glazed window to the rear elevation. Carpeted

flooring. Wall mounted radiator. Ceiling light point. Built-in storage cupboard.

### Bedroom 3

9'08" x 7'08" approx (2.95m x 2.34m approx)  
UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point.

### Family Bathroom

7' x 5'05" approx (2.13m x 1.65m approx)  
UPVC double glazed window to the rear elevation. Tiled flooring. Tiled walls. Wall mounted radiator. Ceiling light point. Modern 3 piece suite comprising of a p shaped bath with dual heat tap with electric Mira shower above, semi-recessed vanity hand wash basin with dual heat tap and 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, a large low maintenance paved patio area with fencing and hedging to the borders.

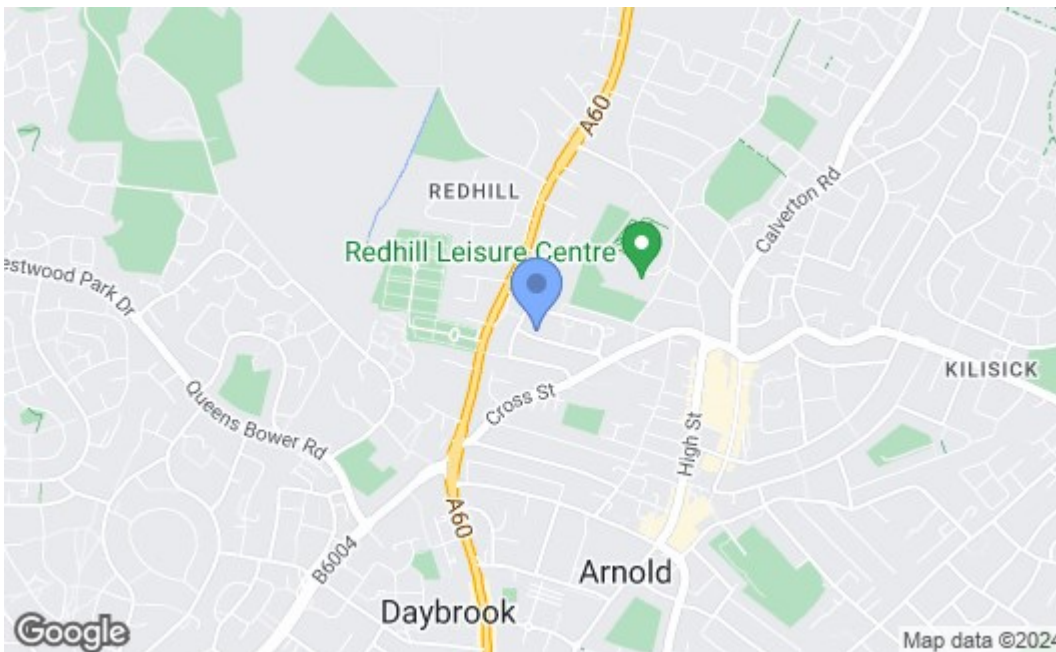
### Rear of Property

To the rear of the property there is an enclosed rear garden with large patio areas, steps leading to tiered areas, raised flower beds and planters, brick built store with fencing and hedging to the borders.

### Agents Notes: Additional Information

Council Tax Band: B  
Local Authority: Gedling  
Electricity: Mains supply  
Water: Mains supply  
Heating: Mains gas  
Septic Tank : No  
Broadband: BT, Sky, Virgin  
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





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.