Robert Ellis

look no further. . .







Goodwood Avenue
Arnold, Nottingham NG5 7BB

RENOVATED THREE BEDROOM SEMI-DETACHED HOME

Asking Price £225,000 Freehold



A FULLY RENOVATED THREE BEDROOM SEMI-DETACHED HOME SITUATED IN A POPULAR AND CONVENIENT ARNOLD LOCATION, BENEFITING FROM A MODERN OPEN PLAN DINING KITCHEN, FIRST FLOOR FAMILY BATHROOM, OFF ROAD PARKING, A GOOD SIZE REAR GARDEN AND BEING OFFERED FOR SALE WITH NO UPWARD CHAIN.

Robert Ellis are delighted to bring to the market this renovated three bedroom semi-detached property, which has been significantly improved to create a modern and well-presented home that is ready for a new owner to move straight into.

The property is being sold with the benefit of no upward chain and would make an excellent purchase for a first time buyer, young family or anyone looking for a refurbished home in this popular Arnold location.

The accommodation is entered through a composite front door into the entrance hallway, where stairs rise to the first floor and there is useful understairs storage. From here there is access to the spacious living room, which features an attractive oriel-style window to the front, creating a bright and comfortable main reception room.

To the rear is the impressive open plan dining kitchen, measuring approximately 20'9 in length. The kitchen is fitted with a modern range of matching wall and base units with work surfaces over, a stainless steel sink, integrated oven with ceramic hob and extractor, together with space and plumbing for appliances. There is a built-in pantry, breakfast bar area and ample space for a dining table, with French doors opening directly onto the rear garden.

To the first floor are three bedrooms and the family bathroom. Bedroom one is a generous double bedroom with built-in wardrobes, while bedroom two also benefits from built-in storage. Bedroom three would be ideal as a child's bedroom, nursery or home office. The first floor bathroom is fitted with a panelled bath with shower over, vanity wash hand basin, low flush WC and heated towel rail.

Outside, there is a driveway to the front providing off-road parking. To the rear is a good size enclosed garden with a patio area, mature shrubs and fenced and hedged boundaries, providing an excellent outdoor space for families and entertaining.

Goodwood Avenue is conveniently positioned for access to Arnold's wide range of shops, schools, supermarkets and leisure facilities, together with excellent transport links towards Nottingham city centre and surrounding areas.

Offered for sale with no upward chain, an internal viewing is highly recommended to appreciate the standard of renovation, accommodation and location this attractive three bedroom home has to offer.





Entrance Hallway
12'7 x 6'3 approx (3.84m x 1.91m approx)
Composite door to the front, ceiling light point, stairs to the first floor, understairs storage cupboard housing the gas and electric meters and electric consumer unit, panelled door to:

Living Room
14'6 x 12'4 approx (4.42m x 3.76m approx)
UPVC double glazed oriel window to the front, ceiling light point, radiator.

Open Plan Dining Kitchen
8'4 x 20'9 approx (2.54m x 6.32m approx)
UPVC double glazed window to the side, UPVC double glazed French doors to the rear garden, range of matching wall and base units with work surfaces over, space and point for a free standing fridge freezer, stainless steel sink with swan neck mixer tap, integrated oven with ceramic hob over and stainless steel extractor above, gas central heating boiler housed in a matching cabinet, space and plumbing for a washing machine and dishwasher, built-in pantry providing additional storage, ceiling light point, ample space for a dining area with breakfast bar overhang.

First Floor Landing
UPVC double glazed window to the side, ceiling light point and panelled doors to:

Bedroom 1
14'2 x 12'3 approx (4.32m x 3.73m approx)
UPVC double glazed window to the front, ceiling light point, radiator, built-in wardrobes for additional storage.

Bedroom 2
14'3 x 8'3 approx (4.34m x 2.51m approx)
UPVC double glazed window to the rear, ceiling light point, radiator, loft access hatch and built-in wardrobe providing additional storage.

Bedroom 3
7'4 x 9'7 approx (2.24m x 2.92m approx)
UPVC double glazed window to the front, ceiling light point, radiator.

Bathroom
5'6 x 6'10 approx (1.68m x 2.08m approx)
Panelled bath with mains fed rainwater shower head over, vanity wash hand basin with storage cupboard below, low flush w.c., heated towel rail, UPVC double glazed window to the rear, ceiling light point.

Outside
There is a driveway to the front providing off road parking, fencing and hedges to the boundaries.

To the rear there is a good size, enclosed garden with fencing and hedges to the boundaries, mature shrubs to the borders and a patio area.

Council Tax
Gedling Borough Council Band C

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 15mbps Superfast 80mbps Ultrafast 1800mbps
Phone Signal – EE, 02, Vodafone, Three
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No













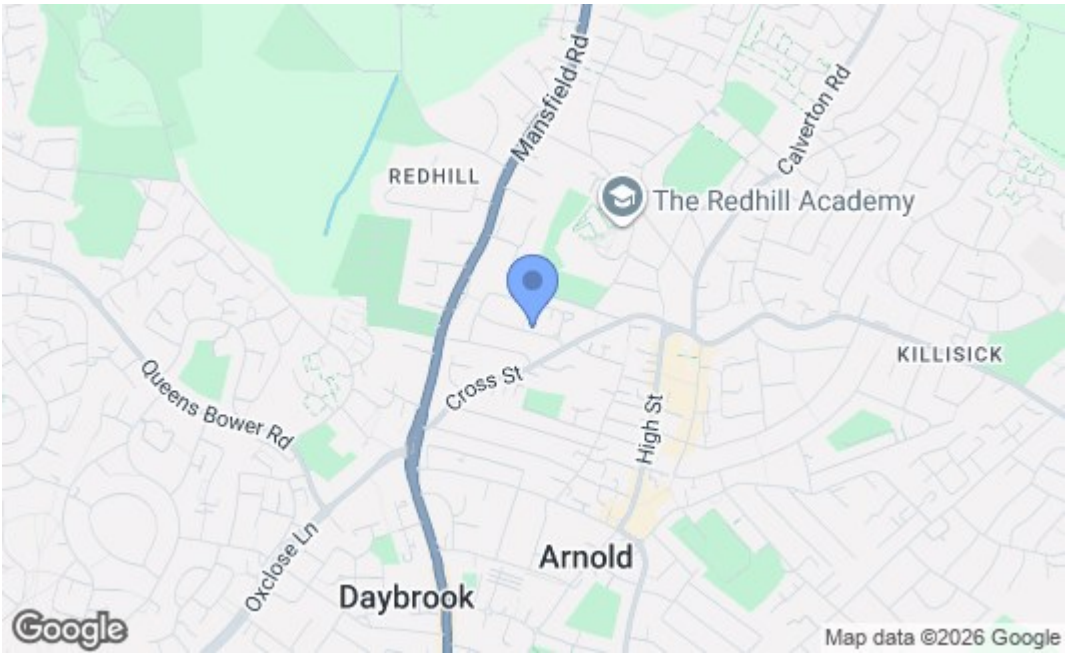

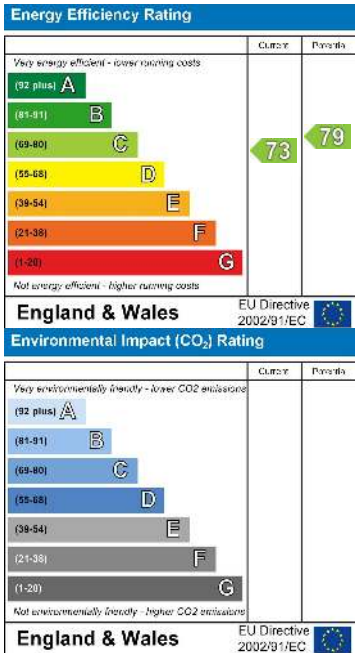

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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