



**Bagnall Avenue
Arnold, Nottingham NG5 6FP**

A THREE BEDROOM SEMI DETACHED
HOME SITUATED IN ARNOLD,
NOTTINGHAM ON A CORNER PLOT.

Offers In The Region Of £220,000 Freehold



**** CORNER PLOT ** MUST SEE ****

Robert Ellis Estate Agents are delighted to offer to the market this FANTASTIC THREE BEDROOM, SEMI DETACHED FAMILY HOME situated in ARNOLD, NOTTINGHAM.

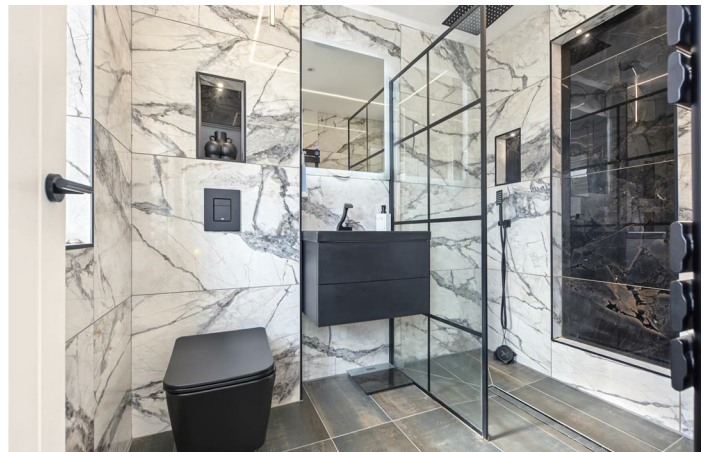
The property is a stone's throw away from Arnold town centre accommodating local amenities, shops and restaurants. Alongside this, it offers easily accessible transport links into Mapperley, Nottingham City centre and surrounding villages/towns. The home is close by to Oxclose Lane which allows access to Lidl and other shops, alongside transport links.

Upon entry, you are welcomed into the hallway which leads through to the lounge, open plan kitchen diner with fitted units and pantry. Off the kitchen is access into the outbuildings and rear garden with patio areas and laid to lawn.

Stairs lead up to landing, first double bedroom, second double bedroom, third single bedroom and recently modernized family bathroom with walk in shower.

The home is positioned on a corner plot with gated driveway for two cars and laid to lawns.

A viewing is ESSENTIAL for this opportunity- Contact the office now before it is too late!



Entrance Hallway

UPVC double glazed entrance door to the front elevation, UPVC double glazed window to the side elevation, laminate flooring, carpeted staircase leading to the first floor landing, wall mounted radiator, doors leading off to:

Lounge

UPVC double glazed window to the front elevation, carpeted flooring, recessed spotlights to the ceiling, media wall incorporating an electric fire and storage alcoves with inset lighting, wall mounted radiator.

Kitchen

A range of matching wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, oven with four ring induction hob over and extractor hood above, space and plumbing for a washing machine, space and plumbing for a dishwasher, space and point for a fridge, space and point for a freezer, storage cupboard providing pantry space, wall mounted radiator, tiled and carpeted flooring, ample space for a dining table, UPVC double glazed tilt and turn door to the rear elevation, UPVC double glazed window to the rear elevation UPVC double glazed door leading to the lean to.

Lean To

Access doors to the front and rear of the property, doors leading off to:

Store

UPVC double glazed window to the side elevation, power and lighting.

Store

Power and lighting.

First Floor Landing

UPVC double glazed window to the side elevation, carpeted flooring, access to the loft, doors leading off to:

Bedroom One

UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring, storage cupboard.

Bedroom Two

UPVC double glazed window to the rear elevation, wall mounted radiator, carpeted flooring.

Bedroom Three

UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring, recessed spotlights to the ceiling.

Shower Room

UPVC double glazed window to the side elevation, modern tiling to the walls and floor, walk in shower enclosure with inset rainfall shower over, heated towel rail, handwash basin with mixer tap, WC, extractor fan, inset LED lighting.

Outside

Front of Property

To the front of the property there is a driveway providing off the road parking with garden laid to lawn either side, steps and pathway leading to the front entrance door, walls fencing and hedging to the boundaries.

Rear of Property

To the rear of the property there is an enclosed rear garden with paved patio area, garden laid to lawn, outdoor water tap, fencing to the boundaries with a range of plants, trees and shrubbery planted to the borders.

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, Virgin

Broadband Speed: Standard 14mbps Ultrafast 5500mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

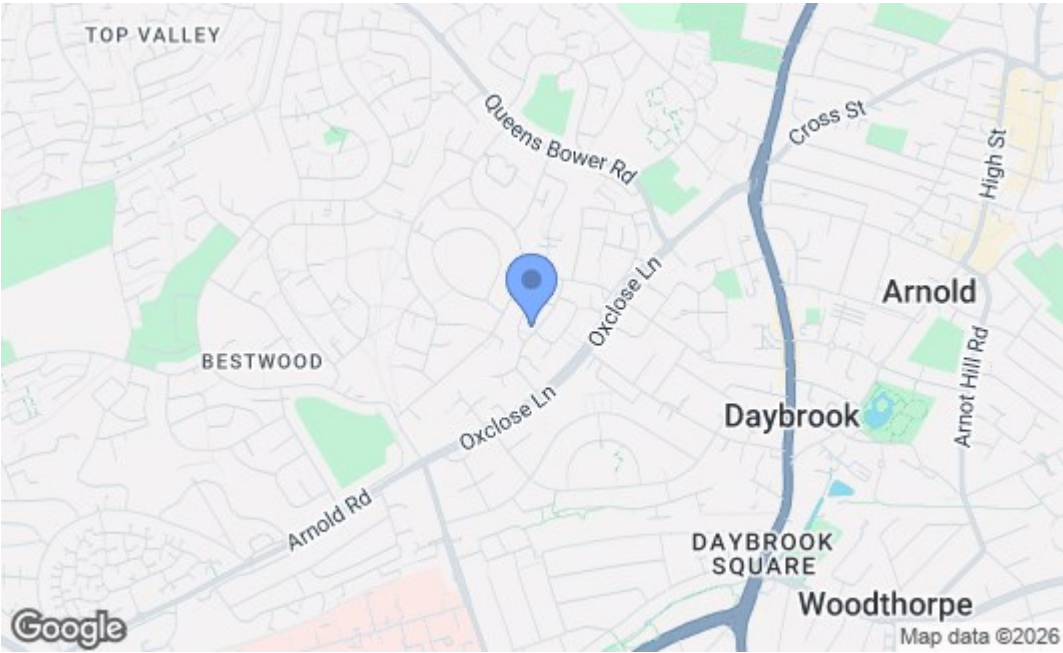
Flood Defences: No

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) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.