Robert Ellis

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Bagnall Avenue
Arnold, Nottingham NG5 6FP

A SPACIOUS AND WELL-PRESENTED TWO BEDROOM HOME

£187,500 Freehold

Robert Ellis Estate Agents are delighted to bring to the market this well-presented two bedroom semi-detached home, situated on Bagnall Avenue in the popular Arnold area of Nottingham.

The property offers spacious and well-proportioned accommodation arranged over two floors and would make an ideal purchase for first-time buyers, couples, small families or investors.

The accommodation comprises an entrance porch leading into the hallway, a generous kitchen diner fitted with a range of matching wall and base units, integrated appliances and useful pantry storage, together with a spacious lounge positioned to the rear of the property. Sliding doors from the lounge provide direct access onto the rear garden, creating a bright and versatile living space.

To the first floor are two particularly well-proportioned bedrooms, with the principal bedroom benefiting from built-in wardrobes and additional storage cupboards. The accommodation is completed by the family bathroom, fitted with a panelled bath and mains-fed rainfall shower over.

Outside, the property benefits from a gated driveway providing off-road parking and a low-maintenance front garden. To the rear is an enclosed garden with lawn, paved patio and gravelled areas, together with an outbuilding benefiting from power and lighting, providing useful additional storage.

Situated within easy reach of Arnold's wide range of shops, schools, amenities and transport links, this is a fantastic opportunity to acquire a spacious home in a popular and convenient location. An internal viewing is highly recommended.

Entrance Porch
11'5" x 4'7" approx (3.5 x 1.4 approx)
UPVC double glazed doors to the front and rear elevations, UPVC double glazed stained glass windows to the front and rear elevations, wooden UPVC double glazed windows to the side elevation, flooring, recessed spotlights to the ceiling, UPVC double glazed door leading into the entrance hallway.

Entrance Hallway
Wooden flooring, wall mounted radiator, carpeted staircase leading to the first floor landing, doors leading off to:

Kitchen Diner
12'5" x 17'0" approx (3.8 x 5.2 approx)
A range of matching wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, space and plumbing for a washing machine, integrated fridge freezer, oven with four ring gas hob over and extractor hood over, tiled splashbacks, laminate flooring, wall mounted radiator, pantry, recessed spotlights to the ceiling, coving to the ceiling, UPVC double glazed windows to the front elevation.

Lounge
18'4" x 17'0" approx (5.6 x 5.2 approx)
UPVC double glazed sliding doors to the rear elevation, UPVC double glazed window to the side elevation, laminate flooring, coving to the ceiling, fireplace.

First Floor Landing
Carpeted flooring, loft access hatch, doors leading off to:

Bedroom One
17'0" x 9'10" approx (5.2 x 3.0 approx)
UPVC double glazed window to the rear elevation, coving to the ceiling, wall mounted radiator, storage cupboards, built-in wardrobes, carpeted flooring.

Bedroom Two
12'5" x 13'5" approx (3.8 x 4.1 approx)
UPVC double glazed window to the front elevation, coving to the ceiling, wall mounted radiator, carpeted flooring.

Bathroom
5'10" x 6'2" approx (1.8 x 1.9 approx)
UPVC double glazed window to the front elevation, tiled splashbacks, coving to the ceiling, handwash basin with mixer tap, WC, panelled bath with mains fed rainfall shower over, recessed spotlights to the ceiling, heated towel rail.

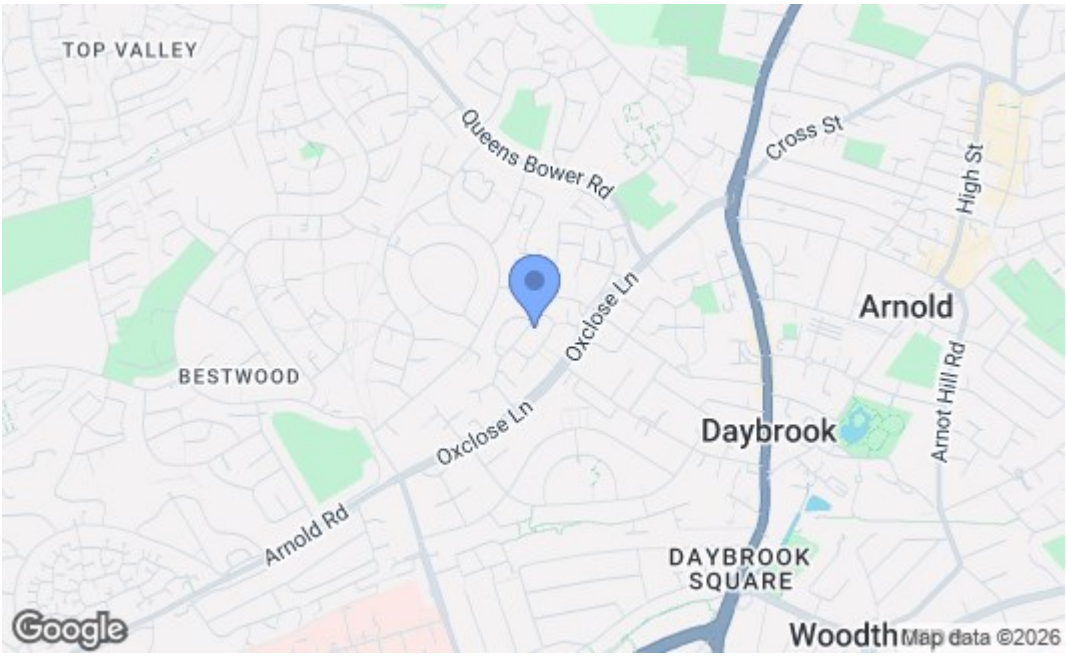
Outside

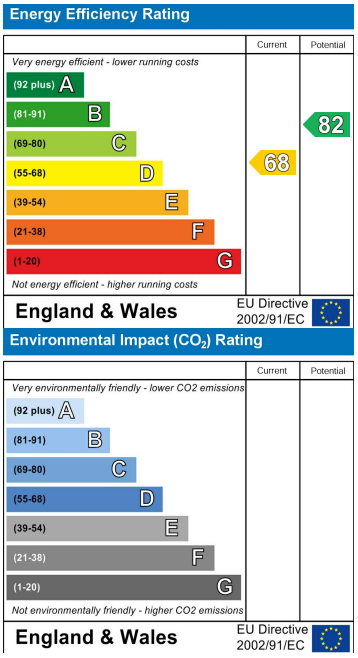
Front of Property
To the front of the property there is a gated driveway providing off the road parking, front garden with a range of plants and shrubbery planted to the borders, fencing to the boundaries.

Rear of Property
To the rear of the property there is an enclosed rear garden with laid to lawn, paved patio areas, gravelled space, access to the outbuilding, fencing and hedging to the boundaries.

Outbuilding
6'2" x 9'10" approx (1.9 x 3.0 approx)
Access door to the front elevation, window to the side elevation, power and lighting.

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 15mbps 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: Yes
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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