Robert Ellis

look no further...







Ravenswood Road
Arnold, Nottingham NG5 7FQ

A SPACIOUS THREE BEDROOM SEMI-DETACHED HOME WITH NO UPWARD CHAIN

Offers In The Region Of £185,000 Freehold



Robert Ellis Estate Agents are delighted to offer for sale this three-bedroom semi-detached home, ideally positioned on Ravenswood Road within walking distance of Arnold town centre, making it a fantastic choice for first-time buyers, couples or growing families.

The property offers a generous lounge with wooden flooring and an electric fire, leading through to a conservatory which provides additional living space and opens directly onto the rear garden. There is also a fitted kitchen with a range of units and space for appliances.

Upstairs are three well-proportioned bedrooms, all benefiting from built-in storage, alongside a family bathroom complete with a bath and separate shower enclosure.

Outside, the property benefits from a driveway providing off-road parking, a garage and an enclosed rear garden with a paved patio, shed and established plants and shrubs.

Being within walking distance of Arnold town centre, there is a fantastic selection of shops, supermarkets, cafés and amenities close by, along with local schools and transport links into Nottingham City Centre and surrounding areas.





Entrance Lobby
UPVC double glazed door to the side elevation, storage cupboard, wooden flooring, wall mounted radiator, staircase leading to the first floor landing, door leading through to the kitchen, opening through to the lounge.

Lounge
9'6" x 16'8" approx (2.9 x 5.1 approx)
Wall mounted radiator, electric fire, wooden flooring, UPVC double glazed window and door to the conservatory.

Conservatory
9'6" x 13'5" approx (2.9 x 4.1 approx)
Tiled flooring, wall mounted radiator, UPVC double glazed windows surrounding, UPVC double glazed French doors leading out to the rear garden.

Kitchen
9'6" x 6'2" approx (2.9 x 1.9 approx)
A range of wall and base units with worksurfaces over incorporating a sink and drainer unit, UPVC double glazed window to the rear elevation, space and point for a cooker, space and point for a fridge freezer, extractor fan above, space and plumbing for a washing machine, tiled splashbacks, wall mounted boiler.

Landing
Carpeted flooring, access to the loft, storage cupboard, doors leading off to:

Bedroom One
13'5" x 8'10" approx (4.1 x 2.7 approx)
UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator, built-in wardrobe.

Bedroom Two
8'10" x 9'6" approx (2.7 x 2.9 approx)
UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator, built-in storage.

Bedroom Three
12'1" x 6'10" approx (3.7 x 2.1 approx)
UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator, built-in storage.

Bathroom
8'10" x 6'2" approx (2.7 x 1.9 approx)
UPVC double glazed window to the front elevation, panelled bath, shower enclosure, handwash basin, WC, tiled splashbacks.

Front of Property
To the front of the property there is a driveway providing off the road parking, access to the garage and secure gated access to the entrance to the property.

Garage
10'9" x 9'2" approx (3.3 x 2.8 approx)
Up and over door to the front elevation.

Rear of Property
To the rear of the property there is an enclosed rear garden with paved patio area, shed, further garden to the rear with a range of plants and shrubbery planted throughout, fencing to the boundaries.

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 17mbps Ultrafast 1800mbps
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















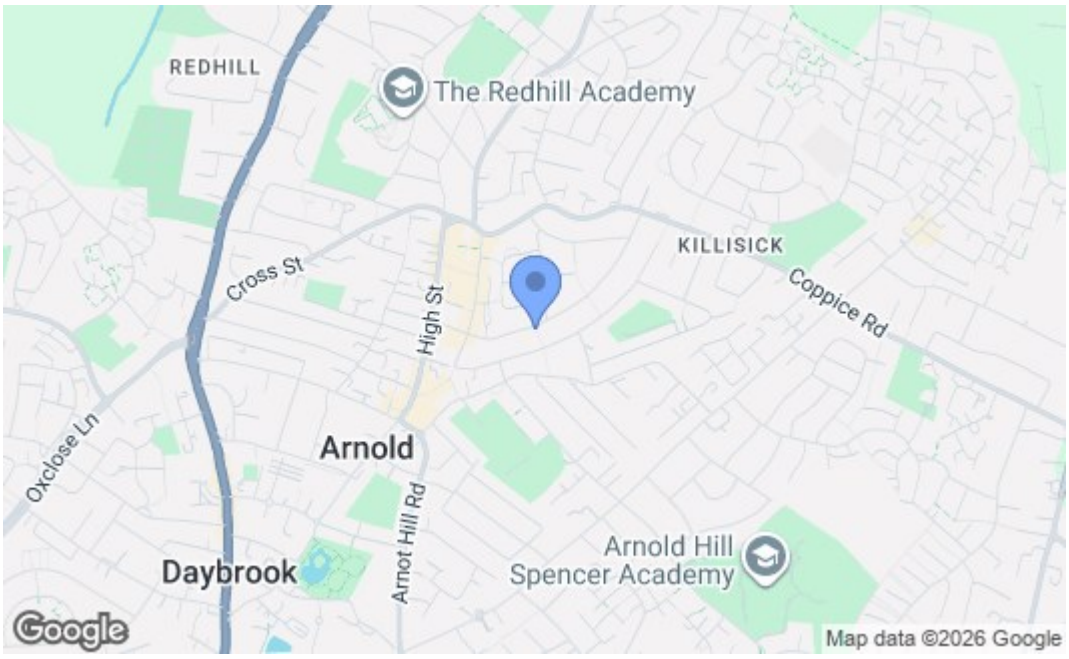

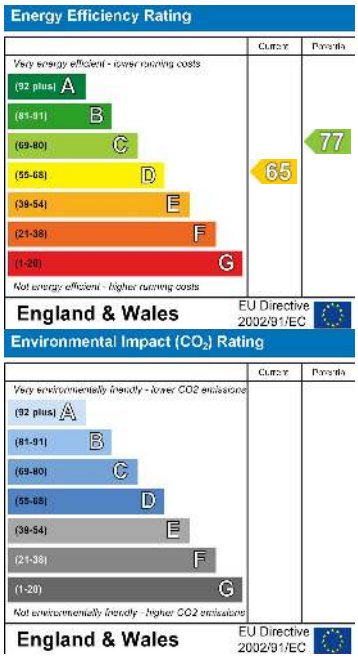

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

78 Front Street, Arnold, Nottinghamshire, NG5 7EJ
arnold@robertellis.co.uk
0115 648 5485