Robert Ellis

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West Street
Arnold, Nottingham NG5 7DD

A TERRACE HOME FOR SALE IN THE HEART OF ARNOLD!

**£160,000 Freehold**

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Robert Ellis Estate Agents are delighted to bring to the market this deceptively spacious THREE BEDROOM, THREE STOREY mid-terrace home, situated in the heart of Arnold, Nottingham. Offering generous accommodation throughout, this property would make a fantastic purchase for first-time buyers, growing families or investors alike.

Upon entering the property through the entrance porch, you are welcomed into a spacious lounge featuring an attractive fireplace, creating a cosy setting for relaxing. Leading through is a separate dining room, providing plenty of space for family meals and entertaining guests. The fitted kitchen offers a range of wall and base units, integrated cooking appliances and a skylight allowing natural light to flood the room. Completing the ground floor is a shower room featuring a walk-in shower, vanity wash basin and WC.

To the first floor are two generously sized double bedrooms, both benefiting from built-in storage, with one also featuring its own en-suite WC. Occupying the second floor is an impressive principal bedroom, complete with additional storage and an open-plan en-suite WC.

The property further benefits from a cellar with power and lighting, providing excellent additional storage space.

Externally, there is on-street parking to the front, whilst to the rear is an enclosed, low-maintenance paved garden with brick boundaries and gated access.

Ideally positioned within walking distance of Arnold town centre, the property enjoys easy access to a fantastic range of shops, supermarkets, cafés, schools and regular transport links into Nottingham City Centre and surrounding areas.

An early viewing is highly recommended to appreciate the generous accommodation and convenient location this home has to offer!





## Entrance Porch
UPVC double glazed door to the front elevation, two UPVC double glazed windows to the side elevations, door leading to lounge.

## Lounge
12'5 x 13'2 approx (3.78m x 4.01m approx)
UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring, a fireplace featuring a decorative surround, a raised hearth and a black cast-iron effect inset, door leading to the porch, door leading off to dining room.

## Dining Room
12'5 x 13' approx (3.78m x 3.96m approx)
Carpeted flooring, contemporary feature fireplace with contrasting black hearth and white fireplace surround, door to stairs, door leading off to kitchen.

## Kitchen
12'7 x 5'3 approx (3.84m x 1.60m approx)
A range of wall and base units and drawers, incorporating a worksurface over, one and a half Stainless Steel sink with drainer and mixer tap above, integrated electric oven with electric hobs and Stainless Steel extractor above, space and plumbing for an automatic washing machine, skylight, ceiling spotlights, wall mounted radiator, tiled flooring, UPVC double glazed door leading to the rear garden, door to the shower room.

## Shower Room
10'2 x 6'8 approx (3.10m x 2.03m approx)
UPVC double glazed window to the rear elevation, vinyl flooring, walk in shower with mains shower over, vanity hand wash basin with mixer tap above, WC, heated towel rail, ceiling spotlight.

## First Floor Landing
Carpeted flooring, stairs to ground floor, stairs to second floor.

## Ensuite
UPVC double glazed window to the rear elevation, laminate flooring, wall mounted radiator, WC, vanity wash hand basin with mixer tap above and tiled splashbacks

## Bedroom Two
9'10 x 13' approx (3.00m x 3.96m approx)
UPVC double glazed window to the rear elevation, laminate flooring, wall mounted radiator, built-in storage cupboards, door leading off to ensuite.

## Ensuite
Tiled flooring, vanity hand wash basin with mixer tap above, low level flush WC, tiled splashback.

## Bedroom Three
13'2 x 10'5 approx (4.01m x 3.18m approx)
UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator, built-in wardrobes and drawers, ceiling spotlights.

## Bedroom One
12'5 x 14'8 approx (3.78m x 4.47m approx)
Laminate flooring, wall mounted radiator, ceiling spotlights, a roof window, doors to storage room, loft access hatch, leading to open plan ensuite.

## Cellar
Cellar with power and light, great additional storage space.

## Front of Property
To the front of the property there is a on street parking,

## Rear of Property
To the rear of the property there is an enclosed rear paved garden with brick boundary wall and back gate.

## 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 19mbps 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





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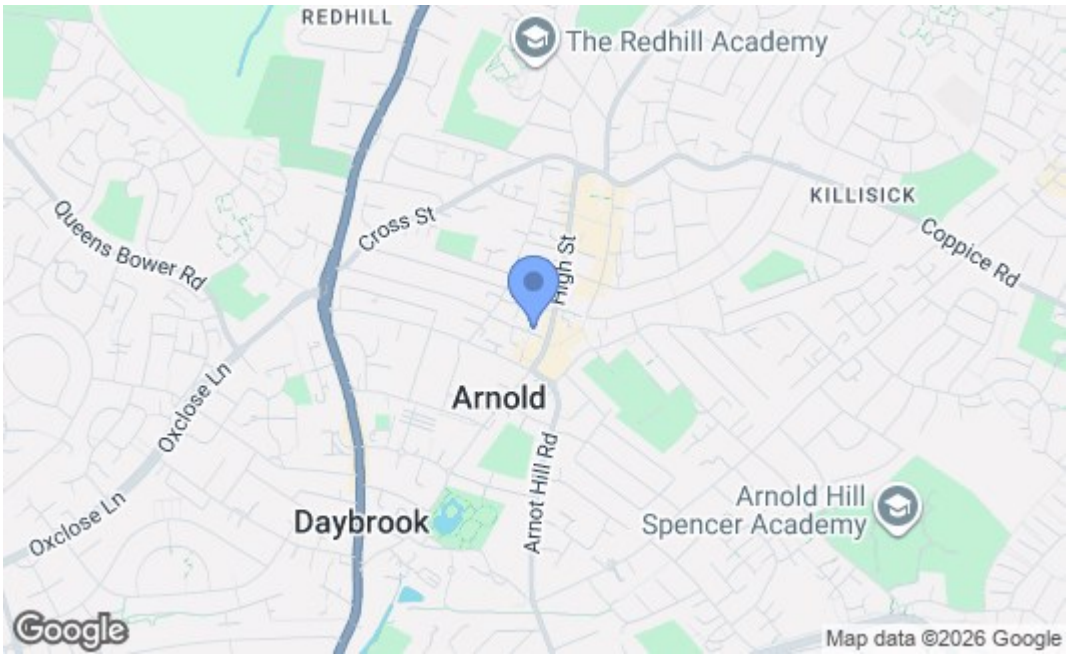


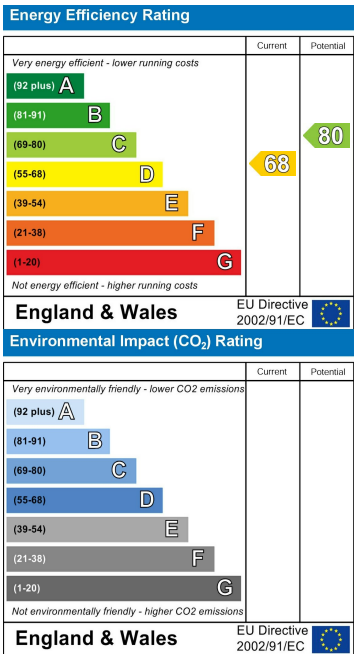


These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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