

Arnold

Mellors Road
Nottingham NG5 8HD

DavidJames
the estate agent



Property floor plan & measurements



GROUND FLOOR

Entrance Hall

3.45m max x 1.83m max
(11'4 max x 6'0 max)

Lounge

4.52m max x 3.66m max
(14'10 max x 12'0 max)

Dining Room

3.63m x 2.11m
(11'11 x 6'11)

Kitchen

2.39m max x 2.84m max
(7'10 max x 9'4 max)

Bathroom

1.80m x 1.37m
(5'11 x 4'6)

WC

1.55m x 0.76m
(5'1 x 2'6)

FIRST FLOOR

Bedroom One

3.66m max x 3.61m max
(12'0 max x 11'10 max)

Bedroom Two

3.20m max x 3.05m max
(10'6 max x 10'0 max)

Bedroom Three

2.92m max x 2.29m max
(9'7 max x 7'6 max)

OUTSIDE

Garden

21.95m approx in length
(72'0 approx in length)

77.3 sq metres
(832.1 sq feet)

Total
Area
(Approx)

South West Facing
Rear Aspect



DISCLAIMER

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property.

All services, together with electrical fittings or fitted appliances have NOT been tested.

All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only. The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing. If you have a property to sell you may wish to take advantage of our free valuation service.

(A)

OIRO

£145,000

Semi Detached House

3 bedrooms

EPC Rating

E (48)

Tenure

Freehold

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Key features

- ✓ Traditional semi-detached house
- ✓ Three bedrooms
- ✓ Lounge with log burner
- ✓ Separate dining room
- ✓ Kitchen with integrated appliances
- ✓ Ground floor bathroom with separate WC
- ✓ Combi gas central heating and UPVC double glazing
- ✓ Lawned garden with patio area
- ✓ Drive provides off-street parking
- ✓ Walking distance to Arnold's amenities



Garden

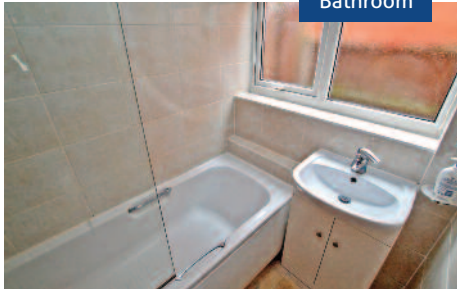


Rear

This is a three double bedroom traditional semi detached family home, situated within easy walking distance of Arnold's fantastic range of amenities which include a variety of shops and supermarkets, bars/restaurants, primary and secondary schools as well as frequent bus routes serving the city centre and surrounding areas.



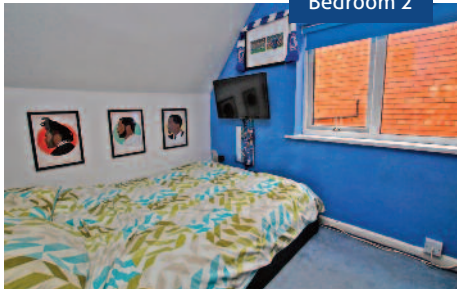
Lounge



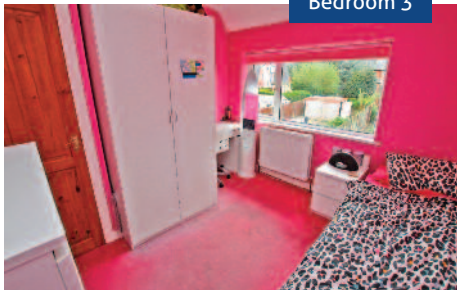
Bathroom



Bedroom 1



Bedroom 2



Bedroom 3

The ground floor accommodation comprises of an entrance hall with cloakroom/WC, spacious lounge with wood burner, separate dining room, bathroom with pedestal washbasin and plumbed-in mains pressure shower and finally, a kitchen fitted with a range of units with Oak doors and integrated appliances which include an electric fan assisted oven, four ring gas hob, extractor and fridge/freezer.

All three bedrooms are situated on the first floor as well as a useful storage cupboard accessed from the landing.

Bedroom one is situated to the front of the property and has a range of fitted wardrobes whilst bedrooms two and three are situated to the rear with bedroom two also having in-built storage.

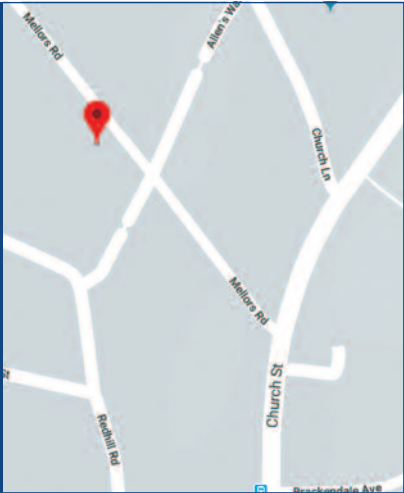
The property benefits from combination gas central heating and UPVC double glazing.

Outside, off-street parking is provided by a paved drive to the front of the property and the rear garden consists of an initial paved patio area providing space for entertaining which leads to a good size lawn with plants and borders and in turn to decking with a timber shed/summer house providing storage.

How to get there

Proceed away from the centre of Arnold along High Street turning right onto Cross Street, immediately left onto Church Street and finally, left onto Mellors Road where the property can be found on the left hand side, clearly marked by our 'For Sale' board.

Please note that the pin on the map designates the centre of the postcode and not the exact location of the property



Council Tax Band

A

The property falls under the jurisdiction of Gedling Borough Council. This information is correct as of 04/05/2018 and was obtained through the directgov website. David James offer no guarantee as to the accuracy of this information.

Stamp Duty Rates

First time purchase

£0.00

Buying your next home

£400.00

Additional or buy to let property

£4,750.00

For more information visit <http://www.david-james.com/stampduty>