



Orston Avenue,  
Arnold, Nottingham  
NG5 7LH

**Price Guide £270,000**  
**Freehold**



Robert Ellis Estate Agents are delighted to bring to the market this FANTASTIC THREE BEDROOM, DETACHED BUNGALOW SITUATED IN THE HEART OF 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. You have Redhill Academy and Richard Bonnington Primary & Nursery within the area, making it ideal for families.

Upon entry, you are welcomed into the hallway. Off the hallway is a lounge, kitchen with fitted units and conservatory. The home also hosts three bedrooms, a family bathroom with a corner shower and ample storage cupboards.

The property is situated on a generous plot with a gated driveway for at least 2 cars and a detached garage. Surrounding the home is a split level garden with laid to lawn areas, patio and flowerbeds with shrubbery also.

A viewing is HIGHLY RECOMMENDED to appreciate the SIZE and LOCATION of this GREAT OPPORTUNITY- Contact the office on 0115 648 5485 to arrange your viewing!



### Hallway

14'11" x 9'3" approx (4.55m x 2.84m approx)  
Carpeted flooring, w all mounted radiator, opaque UPVC double glazed window and front door.

### Living Room

13'10" x 9'11" approx (4.22m x 3.04m approx)  
Carpeted flooring, opaque UPVC double glazed window, wall mounted radiator, single glazed wooden frame window and opaque wooden frame door.

### Conservatory

19'9" x 6'4" approx (6.04m x 1.95m approx)  
Carpeted flooring, UPVC double glazed windows and UPVC double glazed door to the rear.

### Kitchen

13'4" x 8'9" approx (4.08m x 2.68m approx)  
Wall mounted radiator, fitted wall and base units, electric oven with four ring electric hob over and extractor fan above, partially tiled walls, composite sink with dual heat tap, UPVC double glazed window to the side and single glazed wooden frame window and door to the rear, vinyl flooring. Space for a washing machine and fridge freezer.

### Bedroom 1

10'0" x 10'0" approx (3.06m x 3.06m approx)  
Carpeted flooring, wall mounted radiator, UPVC double glazed window.

### Bedroom 2

13'10" x 8'10" approx (4.24m x 2.7m approx)  
Carpeted flooring, double wall mounted radiator, UPVC double glazed bay window.

### Bedroom 3

10'0" x 7'11" approx (3.06m x 2.42m approx)  
Carpeted flooring, wall mounted radiator, UPVC double glazed window, fitted wardrobes.

### Bathroom

6'4" x 5'7" approx (1.95m x 1.71m approx)  
Laminate flooring, partially tiled walls, wall mounted radiator, low flush w.c., wash hand basin with hot and cold tap and storage under, shower with hand held shower, towel radiator and opaque UPVC double glazed window.

### Outside

The property is situated on a large plot and has a driveway providing off road parking and leading to the detached garage. A path leads to steps and to the lawned garden with further steps to a second lawned garden. Small patio area.

### Council Tax

Council Tax Band C, Gedling Borough Council, details to be confirmed by vendors solicitor.

### Property to sell?

If you are considering selling your property, Robert Ellis Estate Agents would be delighted to provide a FREE PROPERTY VALUATION. Call us today to make an appointment on 0115 648 5485!

### Agents Notes: Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 15mbps Ultrafast 1000mbps

Phone Signal – 02, Vodafone,EE

Sewage – Mains supply

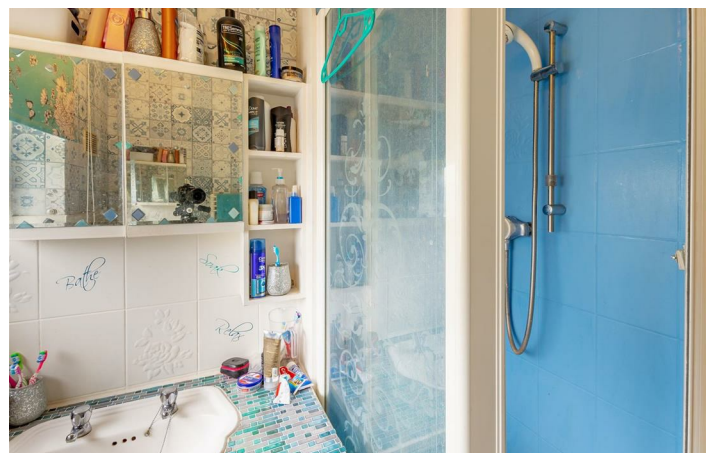
Flood Risk – No flooding in the past 5 years

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			86
(81-91) B			
(69-80) C			
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.