



West Street  
Arnold, Nottingham NG5 7DB

**Guide Price £180,000 Freehold**

**\*\*GUIDE PRICE £180,000 - £190,000!\*\***  
A TWO-BEDROOM, MID-TERRACE FAMILY HOME THAT HAS BEEN MUCH IMPROVED AND EXTENDED, SITUATED IN THE HEART OF ARNOLD, NOTTINGHAM.



**\*\*GUIDE PRICE £180,000 - £190,000!\*\***  
**\*\* MUST VIEW \*\***

Robert Ellis Estate Agents are delighted to offer to the market this EXTENDED TWO BEDROOM, mid-terrace home situated in the heart of Arnold, Nottingham. The home has been much improved and extended to the rear by the current owners allowing prospective buyers to move in with ease.

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 Bonington Primary & Nursery within the area, making it ideal for families.

Upon entry, you are welcomed by the dining room, this leads into the living room and kitchen with fitted wall and base units with access to the rear garden and utility room with a WC.

The stairs lead up to the landing, first double bedroom, second double bedroom and family bathroom with a FOUR piece suite. Stairs from the landing led to the third double bedroom.

To the front of the property there is a gated low maintenance front garden. To the rear, there is an enclosed landscaped rear garden with paved patio area, large laid to lawn garden, decking area, low maintenance gravel area and access to the rear via a private gate.

Contact the office to arrange your viewing now BEFORE IT IS TOO LATE!



### Dining Room

12'8 x 11'02 approx (3.86m x 3.40m approx)

UPVC double glazed entrance door to the front elevation leading into the dining room. UPVC double glazed window to the front elevation. Laminate flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Feature fireplace incorporating a wooden mantle, brick hearth and living flame gas fire. Meter cupboard housing meter points. Internal door leading into the living room.

### Living Room

15'08 x 12'11 approx (4.78m x 3.94m approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Feature fireplace incorporating a living flame gas fire. Staircase leading up the first floor landing and down to the cellar. Internal door leading into the kitchen.

### Kitchen

13' x 6'01 approx (3.96m x 1.85m approx)

UPVC double glazed window to the side elevation. UPVC double glazed door to the side elevation leading to the enclosed rear garden. Tiled flooring. Tiled splashbacks. Ceiling light points. Range of fitted wall and base units incorporating laminate worksurfaces above. Stainless steel sink and drainer unit with dual heat tap. Space and point for a freestanding gas cooker. Space and point for a freestanding fridge freezer. Internal door leading into the utility room.

### Utility Room

6'03 x 5'06 approx (1.91m x 1.68m approx)

UPVC double glazed window to the side elevation. Tiled flooring. Wall mounted radiator. Ceiling light point. Space and plumbing for an automatic washing machine. Wall units with ample storage space. Low level flush WC. Wall mounted Baxi gas central heating combination boiler unit.

### First Floor Landing

Carpeted flooring. Ceiling light point. Staircase leading up to bedroom 3. Internal doors leading into bedroom 1, 2 and family bathroom.

### Bedroom 1

11'11 x 10'11 approx (3.63m x 3.33m approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Feature cast iron fireplace. Built-in wardrobes.

### Bedroom 2

11'03 x 7'11 approx (3.43m x 2.41m approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Feature cast iron fireplace.

### Family Bathroom

12' 7 ' approx (3.66m 2.13m ' approx)

UPVC double glazed window to the rear elevation. Linoleum flooring. Tiled splashbacks. Feature panelling to walls. Dado rail. Wall mounted radiator. Ceiling light point. White 4 piece suite comprising of a walk-in shower enclosure with an electric shower above, panel bath with hot and cold taps, hand wash basin with hot and cold taps and a low level flush WC.

### Bedroom 3

18'1 x 17'7 approx (5.51m x 5.36m approx)

2 Velux roof windows. Carpeted flooring. Wall mounted radiator. Ceiling light point. Built-in storage cupboards to the eaves. Feature exposed brick wall.

### Cellar

14' x 12'9 approx (4.27m x 3.89m approx)

Light & Power. Housing wall mounted gas meter point.

### Front of Property

To the front of the property there is a gated low maintenance front garden with a paved patio area and brick wall to the boundaries.

### Rear of Property

To the rear of the property there is an enclosed landscaped rear garden with paved patio area, large laid to lawn garden, decking area, low maintenance gravel area, outside lighting, secure gated access to the rear of property, mature shrubbery and trees planted to the borders and fencing and brick walls to the boundaries.

### 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

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

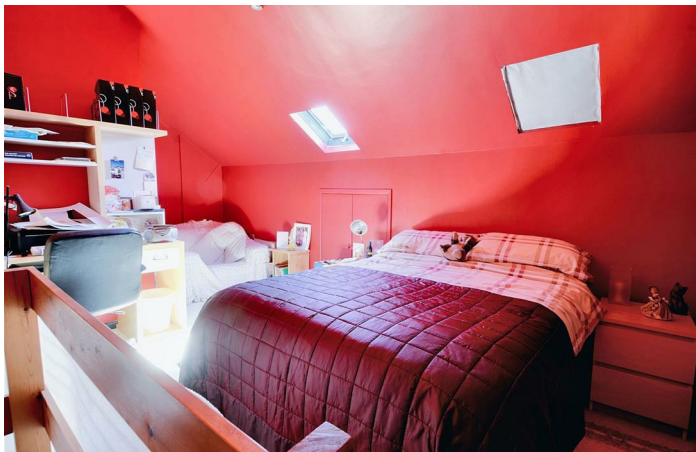
Flood Risk: No flooding in the past 5 years

Flood Defences: No

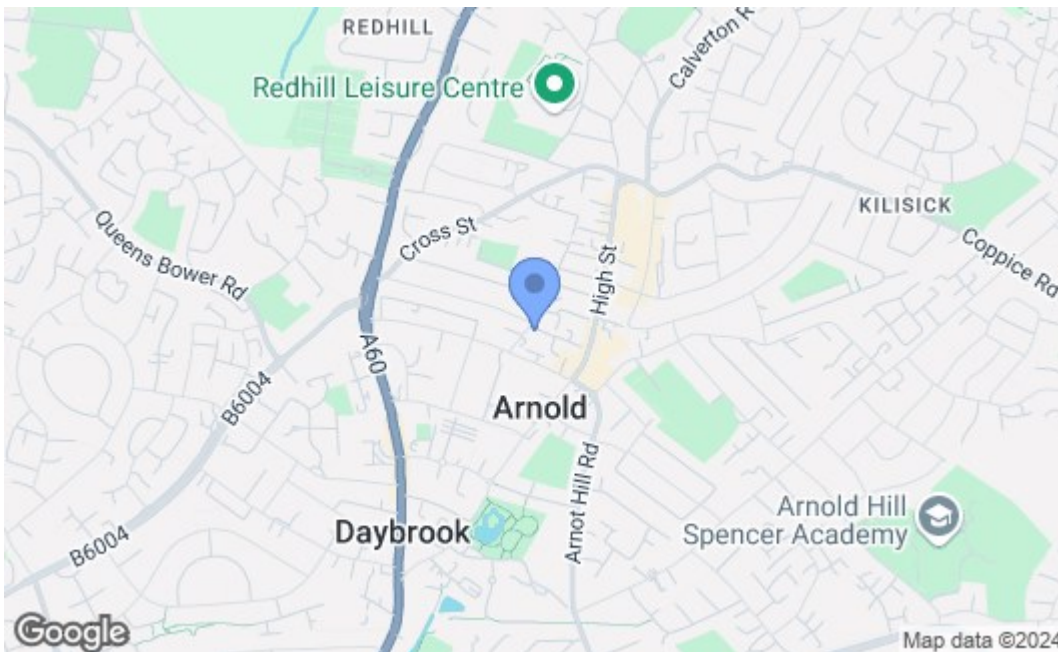
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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			
England & Wales		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.