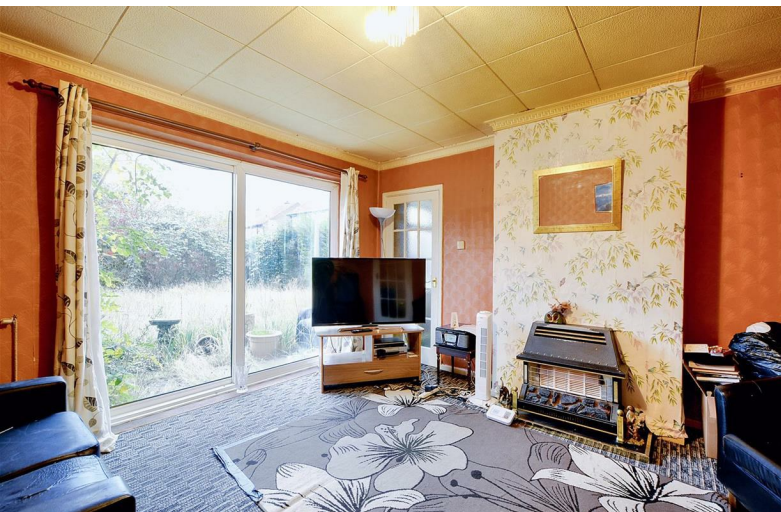


# Robert Ellis

*look no further...*



**Moyra Drive  
Arnold, Nottingham NG5 6FH**

**Asking Price £195,000 Freehold**

A THREE-BEDROOM, SEMI DETACHED IN  
ARNOLD, NOTTINGHAM. NO UPWARD  
CHAIN.

**0115 648 5485**



/robertellisestateagent



@robertellisea





## MUST VIEW – IDEAL FAMILY PROPERTY WITH RENOVATION POTENTIAL

Welcome to Moyra Drive, Arnold...

Robert Ellis Estate Agents are delighted to present this fantastic three-bedroom, semi-detached family home, perfect for buyers looking to put their own stamp on a property.

Situated in a popular area of Arnold, this property is conveniently located within walking distance of top-rated schools, including St. Margaret Clitherow Catholic Primary School, Robin Hood Primary School, and Rise Park Primary and Nursery School. Arnold Town Centre, with its array of amenities, shops, and restaurants, is also close by, along with excellent transport links to Mapperley, Nottingham City Centre, and surrounding areas.

On entry, the hallway leads to the fitted kitchen, which connects to a dining room and provides access to the garage. The spacious lounge, also accessed from the hallway, features patio doors that open onto the rear garden – perfect for family gatherings and relaxation. Upstairs, the landing leads to two double bedrooms (one with built-in wardrobes and a recently refitted combination boiler), a third bedroom, a family shower room, and a separate W/C.

Outside, the property includes a driveway with off-road parking, leading to a garage and a low-maintenance front garden. To the rear, there is an enclosed garden with a patio area and established shrubbery.

A viewing is HIGHLY recommended to appreciate the size, potential, and fantastic location of this family home. Selling with NO UPWARD CHAIN – contact us today to arrange your viewing!





### Entrance Hallway

6'2 × 12'6 approx (1.88m × 3.81m approx)

UPVC entrance door to the front elevation leading into the entrance hallway, UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator, staircase to the first floor landing, internal doors leading into the lounge and kitchen.

### Lounge

13'4 × 12'6 approx (4.06m × 3.81m approx)

UPVC double glazed sliding doors to the rear elevation leading out to the enclosed rear garden, carpeted flooring, wall mounted radiator, coving to the ceiling, 4 bar gas fireplace, internal door leading into the dining room.

### Dining Room

9'10 × 11' approx (3.00m × 3.35m approx)

UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator, coving to the ceiling, internal doors leading into the lounge and kitchen.

### Kitchen

8'10 × 10' approx (2.69m × 3.05m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, tiled splashbacks, coving to the ceiling, a range of matching wall and base units incorporating laminate worksurfaces above, stainless steel sink and drainer with mixer tap over, space and point for a oven, space and plumbing for an automatic washing machine, space and point for a fridge freezer, internal doors leading into the dining room and garage.

### First Floor Landing

UPVC double glazed window to the front elevation, carpeted flooring, loft access hatch, internal doors leading into bedroom 1, 2, 3, shower room and separate WC.

### Bedroom 1

13'01 × 1'04 approx (3.99m × 0.41m approx)

UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator, coving to the ceiling, built-in wardrobes housing Baxi gas and central heating combination boiler providing hot water and central heating to the property.

### Bedroom 2

8'10 × 13'02 approx (2.69m × 4.01m approx)

UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator, coving to the ceiling.

### Bedroom 3

7'84 × 9'02 approx (2.13m × 2.79m approx)

UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator.

### Shower Room

5'07 × 4'08 approx (1.70m × 1.42m approx)

UPVC double glazed window to the side elevation, wall mounted radiator, tiled splashbacks, coving to the ceiling, walk in shower enclosure with electric shower above, pedestal hand wash basin with hot and cold taps.

### Separate WC

5'10 × 2'6 approx (1.78m × 0.76m approx)

UPVC double glazed window to the side elevation, wall mounted radiator, tiled splashbacks, coving to the ceiling, low level flush WC.

### Garage

9'10 × 9'6 approx (3.00m × 2.90m approx)

Up and over door to the front elevation, side of access door, rear access door leading to enclosed rear garden.

### Front of Property

To the front of the property there is a driveway providing off the road parking, access into the garage, pathway to front entrance door, front garden laid to lawn with a range of shrubbery, wall and hedging planted to the boundaries.

### Rear of Property

To the rear of the property there is an enclosed mature rear garden with garden laid to lawn, patio area, hedging and fencing to the boundaries and mature trees providing screening.

### 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 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

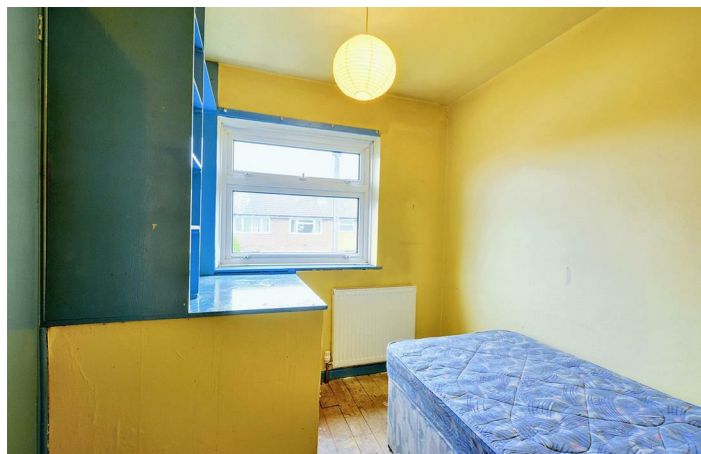
Flood Defences: No

Non-Standard Construction: No

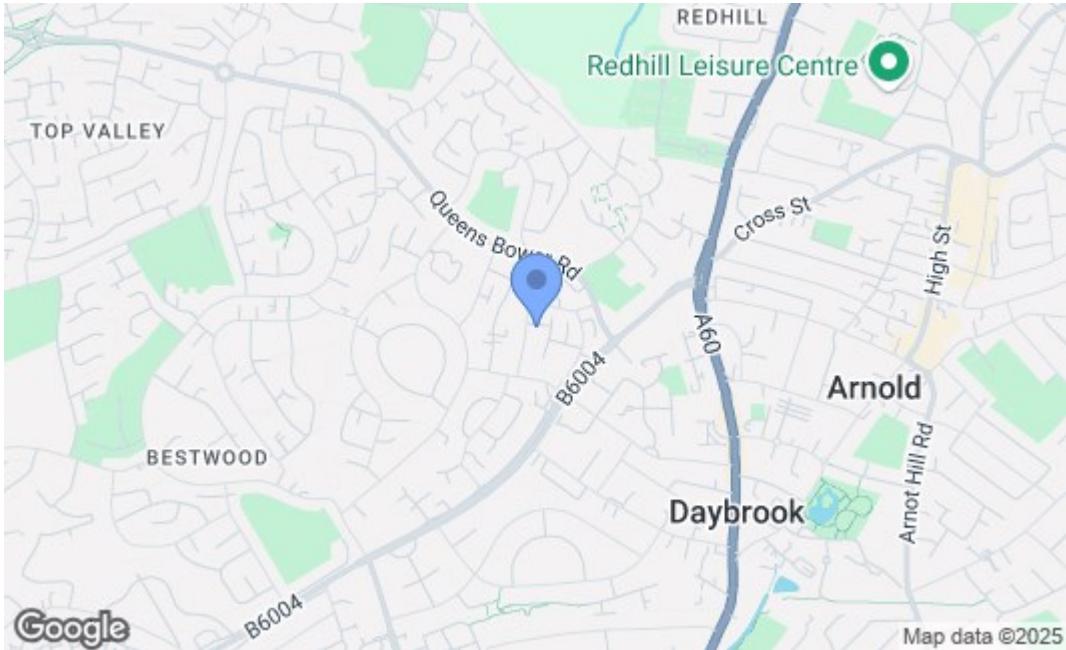
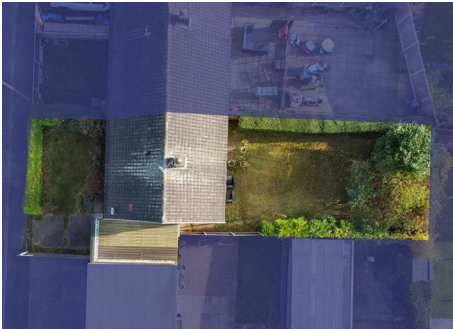
Any Legal Restrictions: No

Other Material Issues: No

1031NM/HM



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		
(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.