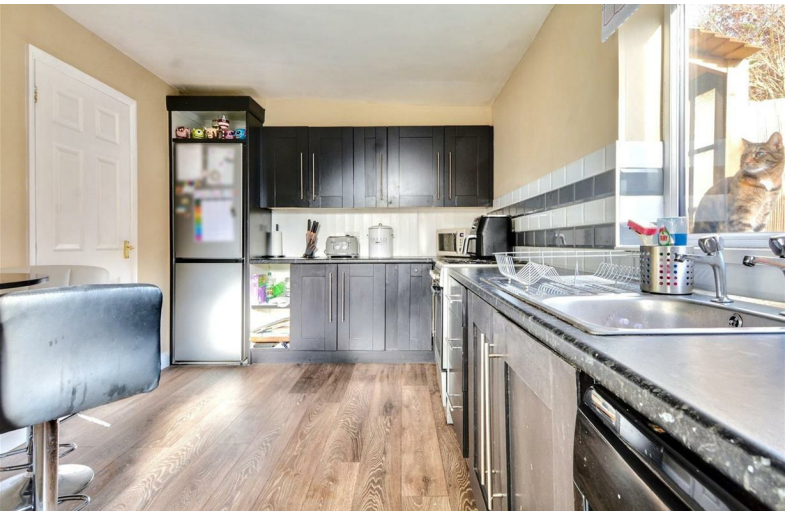
Robert Ellis

look no further. . .



Calverton Road
Arnold, Nottingham NG5 8FS

A THREE BEDROOM SEMI DETACHED FAMILY HOME SITUATED IN ARNOLD, NOTTINGHAM!

Guide Price £185,000 Freehold

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GUIDE PRICE £185,000 - £200,000 ! MUST VIEW!**

This well-proportioned three-bedroom semi-detached home, located in the popular area of Arnold, Nottingham, offers an excellent opportunity for first-time buyers or families looking for a property with great potential. The property features a spacious lounge/diner, providing ample room for both relaxing and entertaining. A separate study adds versatility, perfect for a home office or additional living space. Downstairs also includes a practical bathroom, ideal for family convenience.

Upstairs, you'll find three good-sized bedrooms, each filled with natural light and offering plenty of room for furniture and personal touches. The tired rear garden offers the opportunity to create an outdoor space tailored to your style, whether you wish to landscape it or develop it into a relaxing retreat.

To the front, the property is accessed via steps, with a small yard area that could be used for decorative plants or seating.

The location of this home is a major advantage, being close to local shops, schools, and parks. Excellent transport links are nearby, making commuting to the city centre and surrounding areas easy and convenient.

This property offers comfortable living space and plenty of potential, making it an ideal choice for those looking for a well-located home in a popular area. Whether you're looking for a family home or a project to make your own, this semi-detached property is a great option.

Front of Property
To the front of the property there are steps and a pathway leading to the front entrance door, on the road parking.

Entrance Hallway
Composite entrance door to the front elevation leading into the entrance hallway comprising wood effect laminate flooring, wall mounted radiator, door to downstairs bathroom, door to lounge, door to study/bedroom, carpeted stairs leading to first floor landing.

Downstairs Bathroom
5'1" x 6'2" approx (1.56 x 1.90 approx)
Wood effect laminate flooring, vanity wash hand basin with mixer tap, wall mounted radiator, tiled splashbacks, extractor fan, shower cubicle with mains fed shower above, WC, UPVC double glazed window to the side front elevation.

Lounge/Diner
20'9" x 10'3" approx (6.33 x 3.14 approx)
UPVC double glazed window to the front elevation, wall mounted radiator, wood effect laminate flooring, electric fire, cupboard housing meters, TV point.

Kitchen
17'3" x 9'0" approx (5.26 x 2.75 approx)
A range of matching wall and base units with work surfaces over incorporating a sink and drainer unit with mixer tap over, UPVC double glazed window to the rear elevation, space and point for a fridge freezer, space and plumbing for a washing machine, space and plumbing for a dishwasher, two built in storage cupboards providing additional storage space, space for a cooker, UPVC double glazed door to the side elevation providing access to the rear garden.

Study/Downstairs Bedroom
8'5" x 10'1" approx (2.59 x 3.08 approx)
Wood effect laminate flooring, under stairs storage cupboard, UPVC double glazed window to the side elevation, wall mounted radiator.

First Floor Landing
Carpeted flooring, UPVC double glazed window to the side elevation, loft access hatch, doors to bedrooms.

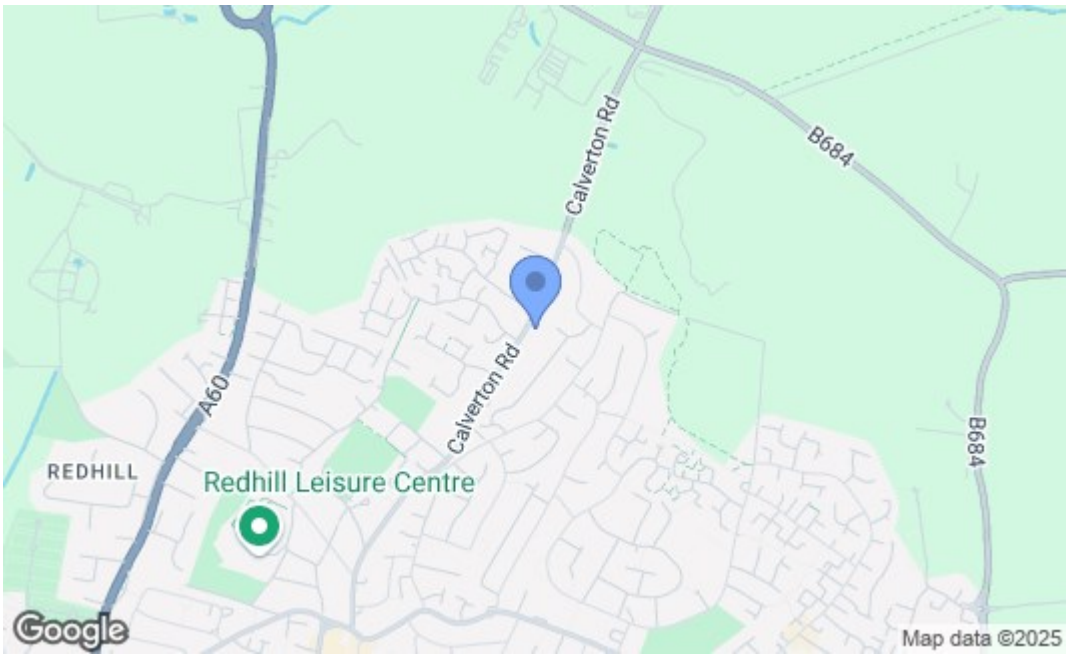
Bedroom One
7'1" x 19'3" approx (2.17 x 5.87 approx)
Two UPVC double glazed windows to the rear elevation, carpeted flooring, wall mounted radiator, built-in storage cupboard, additional space ideal for a walk in wardrobe.

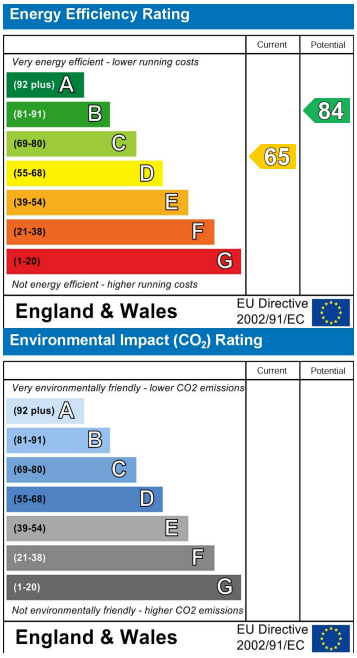
Bedroom Two
13'4" x 9'0" approx (4.08 x 2.76 approx)
UPVC double glazed window to the front elevation, wood effect laminate flooring, wall mounted radiator.

Bedroom Three
9'11" x 10'2" approx (3.04 x 3.10 approx)
UPVC double glazed window to the front elevation, wood effect laminate flooring, wall mounted radiator.

Rear of Property
To the rear of the property there is an enclosed rear garden with patio area, raised flower beds, side gated access to the front of the property, steps leading up to the lawned garden.

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





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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