



Elm Grove
Arnold, Nottingham NG5 8BN

A THREE BEDROOM SEMI DETACHED
HOME FOR SALE IN ARNOLD,
NOTTINGHAM!

Offers In The Region Of

£115,000 - £120,000

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No Chain – Ideal for First-Time Buyers

Situated in a popular and convenient location in Arnold, this three-bedroom semi-detached property offers fantastic potential for buyers looking to put their own stamp on a well-proportioned home. With no upward chain, this is a must-view property that's ideal for families, first-time buyers, or investors.

Upon entry, an enclosed porch leads into the welcoming entrance hall, providing access to the lounge, kitchen, and staircase to the first floor. The spacious lounge opens into a separate dining room, complete with sliding doors that lead directly to the rear garden perfect for entertaining or family meals.

The kitchen offers access to a rear porch, which provides entry to a handy outbuilding, ideal for storage or utility use.

Upstairs, the first floor features three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a driveway to the front, offering off-street parking, and a generous rear garden making it ideal for children, pets, or future landscaping projects. Additionally, there is a freestanding garage adjacent to the property, offering further storage or parking options.

Location-wise, this home is ideally placed close to local schools, shops, and excellent transport links, making day-to-day life convenient and easy.



Front of Property

To the front of the property there is a driveway providing off the road parking, gated front garden comprising a lawned area, plants and shrubs planted to the borders, walled and hedged boundaries, secure gated side access.

Entrance Porch

UPVC double glazed entrance door to the front elevation leading into the porch, UPVC double glazed windows to the side, wooden door leading to the inner entrance hallway.

Inner Entrance Hallway

Carpeted flooring, wall mounted radiator, double glazed window to the side elevation, carpeted staircase leading to the first floor landing, under stairs storage, door leading through to the kitchen, door leading through to the lounge.

Lounge

13'0" x 12'11" approx (3.98 x 3.94 approx)

Carpeted flooring, wall mounted radiator, double glazed window to the front elevation, door leading to the dining room, fireplace with tiled hearth and brick surround.

Dining Room

9'5" x 9'2" approx (2.88 x 2.81 approx)

Carpeted flooring, double glazed sliding door to the rear elevation, coving to the ceiling, door leading through to the kitchen, electric fire, wall mounted radiator.

Kitchen

8'9" x 9'5" approx (2.69 x 2.89 approx)

Linoleum flooring, double glazed door leading to the rear porch, double glazed window to the side elevation, under stair pantry also housing the boiler, a range of matching wall and base units with worksurfaces over incorporating a double sink and drainer unit with mixer tap, space and plumbing for a washing machine, integrated oven, four ring gas hob with extractor hood above, tiled splashbacks.

First Floor Landing

Carpeted flooring, access to the loft, double glazed window to the side elevation, doors leading off to rooms.

Bedroom One

12'2" x 13'1" approx (3.73 x 4 approx)

Carpeted flooring, double glazed window to the front elevation, wall mounted radiator, built-in wardrobes.

Bedroom Two

9'0" x 13'2" approx (2.75 x 4.03 approx)

Carpeted flooring, double glazed window to the rear elevation, wall mounted radiator.

Bedroom Three

9'4" x 7'4" approx (2.85 x 2.26 approx)

Carpeted flooring, double glazed window to the front elevation, wall mounted radiator, built-in storage.

Bathroom

Double glazed window to the side and rear elevations, wall mounted radiator, tiled splashbacks, carpeted flooring, WC, handwash basin with mixer tap, shower cubicle with electric shower above.

Rear Porch

Tiled flooring, door leading to the rear garden, door giving access to the side of the property, door to the utility space.

Utility Space

6'10" x 12'0" approx (2.09 x 3.67 approx)

Power and lighting.

Rear of Property

To the rear of the property there is an enclosed rear garden with patio area, garden pond, steps leading to a further lawned garden with greenhouse and shed, fencing to the boundaries, a range of mature plants, shrubs and trees planted to the borders.

Garage

8'4" x 16'9" approx (2.55 x 5.11 approx)

Freestanding garage situated adjacent to the property.

Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 7mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

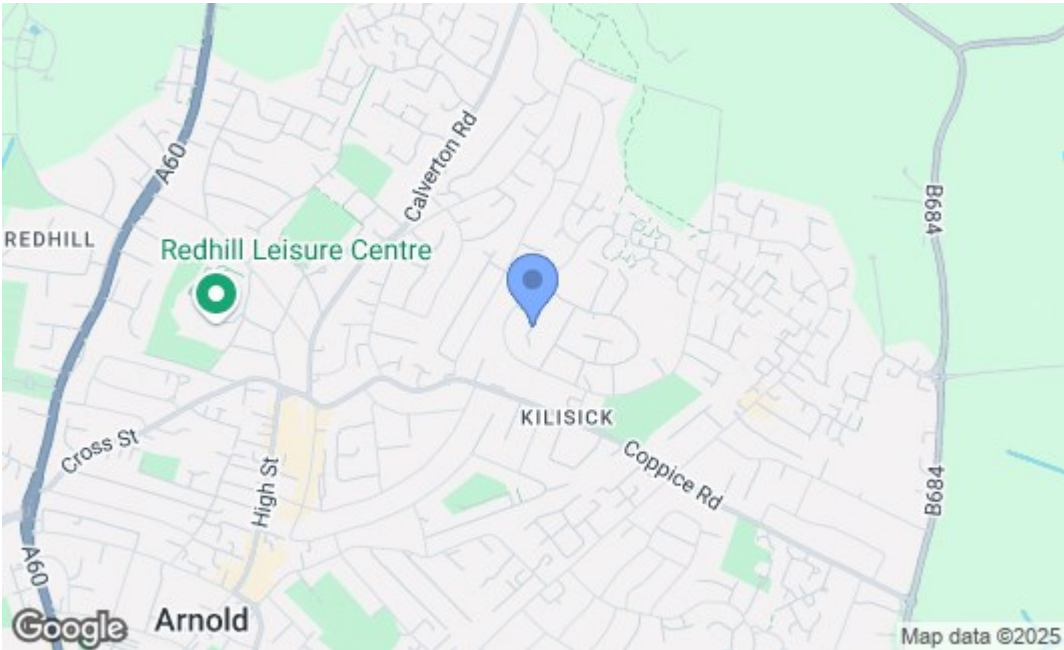
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.