

**Ellington Road, Arnold Nottingham NG5 8SJ** 



## welcome to

# **Ellington Road, Arnold Nottingham**

SEMI-DETACHED THREE BEDROOM property on Ellington Road \*\*IDEAL FAMILY HOME\*\* MODERN FITTED KITCHEN DINER. MODERN BATHROOM, EN-SUITE TO MASTER & DOWNSTAIRS W/C. OFF-STREET PARKING. Bulwell rail station LESS THAN FOUR MILES AWAY.

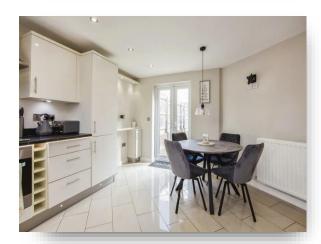


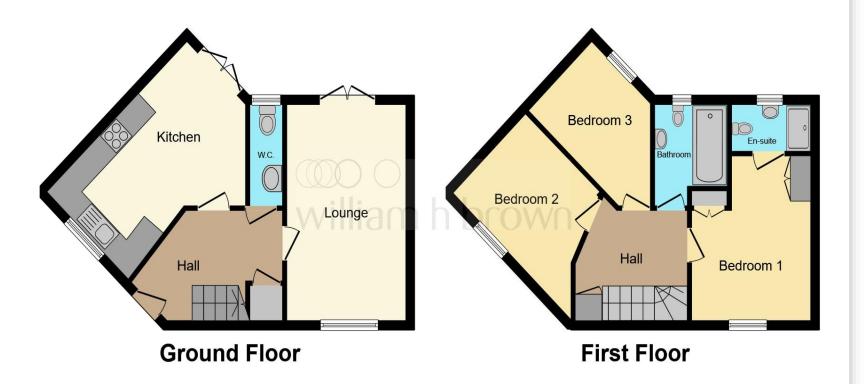












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

### **Living Room**

15' 3" x 10' 1" ( 4.65m x 3.07m )

#### **Kitchen Diner**

15' 3" x 12' 1" ( 4.65m x 3.68m )

#### **Bedroom One**

11' 2" x 10' ( 3.40m x 3.05m )

#### **Bedroom Two**

12' 6" x 7' 5" ( 3.81m x 2.26m )

#### **Bedroom Three**

11' x 7' 4" ( 3.35m x 2.24m )

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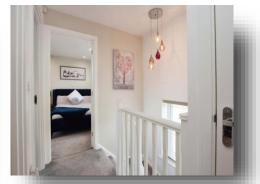
## **Ellington Road, Arnold Nottingham**

- Council Tax Band: B
- THREE BEDROOM SEMI-DETACHED PROPERTY
- CUL DE SAC LOCATION
- MODERN FITTED KITCHEN DINER
- MODERN THREE PIECE BATHROOM, EN-SUITE TO MASTER AND DOWNSTAIRS W/C

Tenure: Freehold EPC Rating: C

# £275,000







Cocola Map data ©2024

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NVS117909



Property Ref: NVS117909 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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