



**Connelly Close**  
**Arnold, Nottingham NG5 6RA**

**£240,000 Freehold**

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



\*\* RECENTLY RENOVATED \*\* IDEAL STARTER HOME \*\*

Robert Ellis Estate Agents are delighted to offer to the market this THREE BEDROOM, SEMI DETACHED family home, situated in the heart of Arnold, Nottingham.

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

Accommodation comprises; hallway, lounge, dining room, kitchen, stairs to landing, first bedroom, second bedroom, third bedroom and family bathroom. To the rear is an enclosed garden and a garage. The front offers a low maintenance front garden with driveway for parking, leading to a detached garage.

A viewing is HIGHLY RECOMMENDED to appreciate the SIZE, MODERNIZATION and LOCATION of this fantastic opportunity- Contact us now!



### HALLWAY

6 x 13 (1.83m x 3.96m)

Wooden door to the front, stairs to the first floor, door to lounge, dining space and kitchen.

### LOUNGE

10'06 x 13'05 (3.20m x 4.09m)

Vinyl flooring, double glazed window to the front, wall mounted electric fireplace.

### DINING AREA

9'03 x 11'09 (2.82m x 3.58m)

Door giving access to the kitchen, vinyl, wall mounted radiator, UPVC double glazed French doors opening onto the rear garden.

### KITCHEN

10'08 x 7'05 (3.25m x 2.26m)

Vinyl flooring, wall and base units with cupboards, composite sink with dual heat tap, double glazed, opaque window to the side, double glazed, opaque window to the rear, UPVC composite door with double glazed, plinth heaters, opaque window.

### STAIRS LEADING TO FIRST FLOOR

6'08 x 6'08 (2.03m x 2.03m)

Single glazed window to the side.

### BEDROOM ONE

13'02 x 10' (4.01m x 3.05m)

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

### BEDROOM TWO

11'01 x 9'11 (3.38m x 3.02m)

Storage cupboard containing the water tank, UPVC double glazed window to the rear, carpeted flooring.

### BEDROOM THREE

9'11 x 6'07 (3.02m x 2.01m)

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

### BATHROOM

7'08 x 6'06 (2.34m x 1.98m)

UPVC double glazed window to the rear, WC, hand wash

basin with separate hot and cold taps, bath with dual heat tap, partially tiled walls, wall mounted towel radiator.

### OUTSIDE

To the rear of the property there is a garage, side access from the driveway leading to the rear garden, tiered garden surrounded by brick wall and fencing. To the side of the property there is also fencing. To the front of the property there is a driveway, lawned garden and access to the front door.

### GARAGE

8'11 x 19 (2.72m x 5.79m)

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



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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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			
<b>England &amp; Wales</b>		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.