Robert Ellis

look no further...

Bentwell Avenue
Arnold, Nottingham NG5 7EZ

WELL PRESENTED THREE BEDROOM MID TERRACED HOME

£180,000 Freehold

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Robert Ellis Estate Agents are delighted to present this well-presented three bedroom mid-terraced family home, situated in a popular and convenient residential location within Arnold. Offering spacious accommodation, driveway parking, a conservatory and an enclosed rear garden, the property is ideally suited to first-time buyers and growing families.

The accommodation begins with a welcoming entrance hallway with useful understairs storage. The fitted kitchen is positioned to the front and offers a range of matching wall and base units, an integrated oven and hob, together with space and plumbing for a washing machine, tumble dryer and fridge freezer.

To the rear is a beautifully presented lounge featuring contemporary wall panelling and French doors opening into the conservatory. This versatile additional reception space is ideal for dining or relaxing, with further French doors providing direct access to the rear garden. Completing the ground floor is a useful WC.

To the first floor are three well-proportioned bedrooms. The principal bedroom benefits from attractive wall panelling and built-in wardrobes, while bedroom two also features useful built-in storage. Completing the accommodation is a modern family bathroom.

Externally, a driveway to the front provides off-road parking, while the enclosed rear garden features raised decking, a lawn and a further decked seating area, providing an excellent space for outdoor entertaining.

Situated within easy reach of Arnold Town Centre, local shops, schools, amenities and transport links into Nottingham City Centre, this is a fantastic opportunity for first-time buyers and growing families. Early viewing is highly recommended.

Entrance Hallway
UPVC double glazed entrance door to the front elevation, laminate flooring, dado rail, coving to the ceiling, carpeted staircase leading to the first floor landing, understairs storage cupboard, UPVC double glazed door to the rear elevation, doors leading off to:

WC
2'7" x 4'11" approx (0.8 x 1.5 approx)
UPVC double glazed window to the rear elevation, tiled splashbacks, WC, handwash basin, wall mounted radiator.

Kitchen
11'5" x 7'2" approx (3.5 x 2.2 approx)
A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, integrated oven, hob with extractor hood over, space and plumbing for a washing machine, space and point for a tumble dryer, space and point for a fridge freezer, wall mounted radiator, tiled splashbacks, coving to the ceiling, tiled flooring, UPVC double glazed window to the front elevation.

Lounge
11'5" x 12'9" approx (3.5 x 3.9 approx)
Coving to the ceiling, laminate flooring, UPVC double glazed French doors with a fixed panel to the side leading through to the conservatory.

Conservatory
10'9" x 10'5" approx (3.3 x 3.2 approx)
Laminate flooring, light and power, UPVC double glazed windows surrounding, UPVC double glazed French doors leading out to the rear garden.

First Floor Landing
Carpeted flooring, dado rail, access to the loft, doors leading off to:

Bedroom One
12'9" x 9'10" approx (3.9 x 3.0 approx)
UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator, panelling to the wall, built-in wardrobes, dado rail.

Bedroom Two
10'2" x 10'5" approx (3.1 x 3.2 approx)
UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator, coving to the ceiling, storage cupboard.

Bedroom Three
9'6" x 7'2" approx (2.9 x 2.2 approx)
UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator, coving to the ceiling, dado rail.

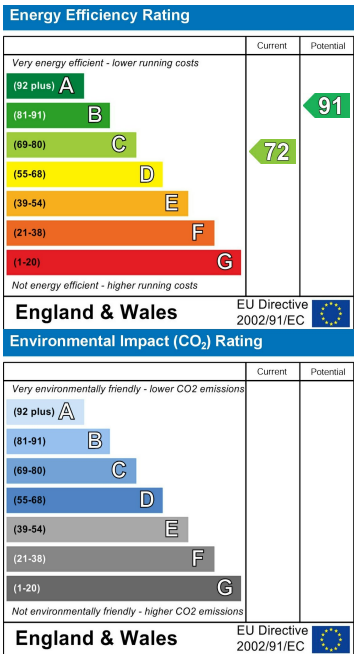
Bathroom
4'11" x 5'10" approx (1.5 x 1.8 approx)
UPVC double glazed window to the rear elevation, tiling to the walls, heated towel rail, WC, handwash basin, tiled flooring, bath with rain fall shower over, extractor fan.

Outside

Front of Property
To the front of the property there is a driveway providing off the road parking.

Rear of Property
To the rear of the property there is an enclosed rear garden with raised deck, steps leading to lawn and further decked area, fenced boundaries with gated access to the rear.

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 16mbps 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



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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