



Worrall Avenue
Arnold, Nottingham NG5 7GN

RARE OPPORTUNITY !

Offers In The Region Of £220,000 Freehold



Welcome to Post Office Square!

A fantastic opportunity to own a spacious three bedroom end of terrace home right in the heart of Arnold Town Centre!

This versatile property is a true blank canvas, ideal for a first-time buyer, a family, or an investor. Inside, a generous entrance hallway leads to a bright reception room, flowing through to a second reception space. The ground floor also includes a kitchen, utility area, and a downstairs bathroom, with direct access to the rear garden.

Upstairs, there are two well-proportioned double bedrooms and an additional room with plumbing in place, offering excellent potential for a first-floor bathroom.

Externally, the property benefits from its own driveway and a low-maintenance pebbled garden which is a perfect space to personalise.

Situated within walking distance of schools, shops, and excellent transport links, this home combines central convenience with real potential.



Entrance Hallway

Wooden entrance door to the front elevation leading into the entrance hallway comprising wall mounted radiator, staircase leading to the first floor landing, door leading through to the dining room.

Dining Room

14'33 × 13'21 approx (4.27m × 3.96m approx)

Carpeted flooring, wall mounted radiator, internal glazed double doors leading through to the kitchen, doors leading off to:

Lounge

11'60 × 13'08 approx (3.35m × 4.17m approx)

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

Inner Lobby

UPVC double glazed window to the side elevation, door leading through to the bathroom.

Bathroom

10'88 × 7'15 approx (3.05m × 2.13m approx)

Tiled flooring, tiled splashbacks, UPVC double glazed window to the side elevation, wall mounted radiator, bath with mixer tap and shower attachment, WC, handwash basin with separate hot and cold taps.

Kitchen

6'35 × 17'7 approx (1.83m × 5.36m approx)

Internal glazed double doors leading through to the dining room, tiled flooring, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, UPVC double glazed window to the rear elevation, electric oven with electric hob over, space and point for undercounter appliances, space and point for a freestanding fridge freezer, door leading through to the utility room.

Utility Room

5'37 × 5'78 approx (1.52m × 1.52m approx)

Space and plumbing for a washing machine with worksurface above, wall mounted combination boiler (within 5 years old), wooden door leading out to the rear garden.

First Floor Landing

Access to the loft, doors leading off to:

Bedroom One

18'34 × 13'18 approx (5.49m × 3.96m approx)

Two UPVC double glazed windows to the front elevation, two wall mounted radiators.

Bedroom Two

9'89 × 13'28 approx (2.74m × 3.96m approx)

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

Bedroom Three

7'42 × 12'54 approx (2.13m × 3.66m approx)

UPVC double glazed window to the side elevation, wall mounted radiator, door leading through to the shower room.

WC

6'31 × 4'38 approx (1.83m × 1.22m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, plumbing for a handwash basin, plumbing for a WC.

Outside

To the rear of the property there is an enclosed rear pebbled garden with conifers to the rear, fencing to the boundaries, gated driveway space to the side of the property for multiple cars.

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 14mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

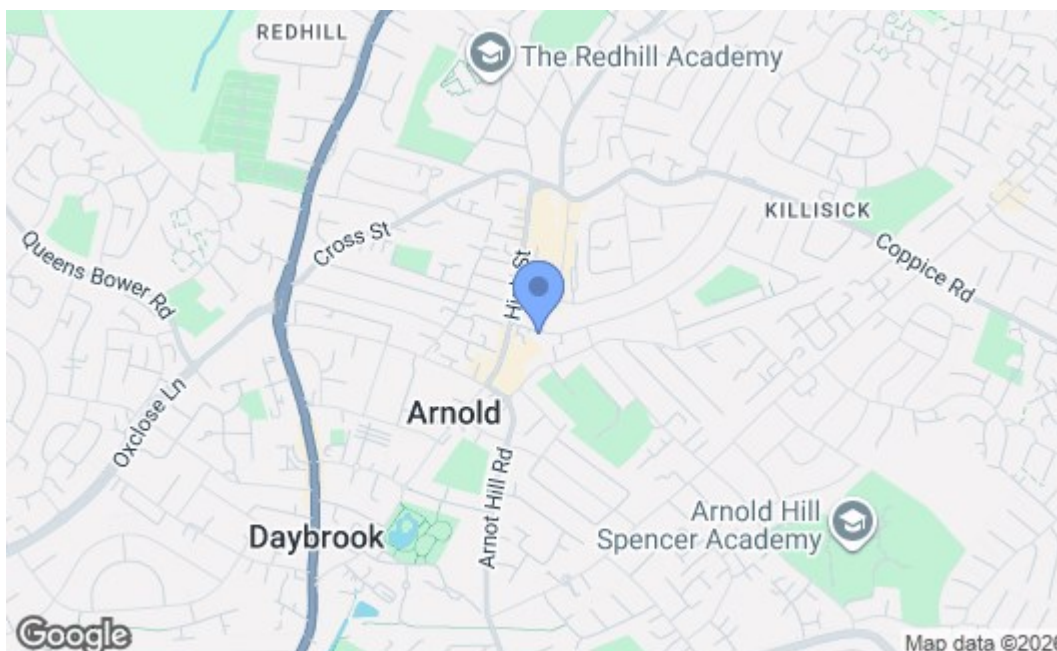
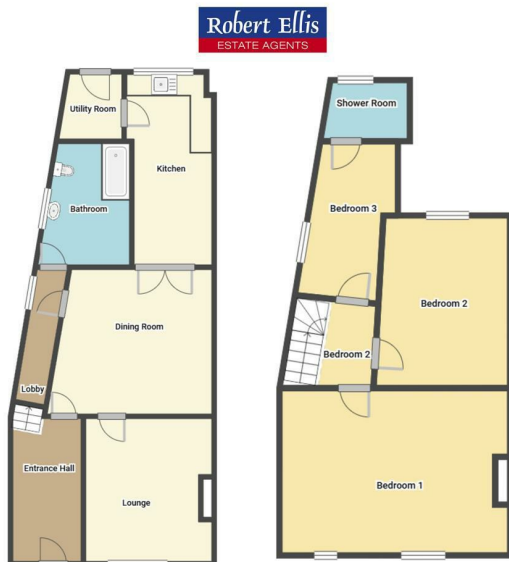
Flood Defences: No

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		
		81
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.