



**Pinewood Avenue  
Arnold, Nottingham NG5 8BU**

A THREE BEDROOM SEMI DETACHED  
HOME FOR SALE IN ARNOLD!

**£210,000 Freehold**



\*\*NO CHAIN!\*\*

A THREE BEDROOM SEMI DETACHED HOUSE WITH GARAGE, FOUND IN THIS POPULAR RESIDENTIAL AREA OF ARNOLD, IDEAL FOR A RANGE OF BUYERS AND OFFERING THE OPPORTUNITY FOR A NEW OWNER TO PUT THEIR OWN STAMP ON A PROPERTY.

The property benefits from a driveway providing off road parking, a garage and a garden to the rear, and is well placed for easy access to local schools, shops and transport links.

The accommodation includes an entrance hall, lounge, kitchen diner, utility room and a ground floor w.c. To the first floor there are three bedrooms and a bathroom.

Arnold is a popular residential area which offers a wide range of local amenities including shops, schools and transport links, with the property being well placed for easy access to these facilities.

This property offers great potential for a new owner to update and personalise to their own taste and therefore comes highly recommended for an internal viewing.



### Entrance Porch

UPVC double glazed entrance door to the front elevation, glazed door leading through to the entrance hallway.

### Entrance Hallway

7'2" x 13'1" approx (2.2 x 4.0 approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed window to the side elevation, carpeted staircase leading to the first floor landing, coving to the ceiling, doors leading off to:

### Lounge

15'8" x 15'5" approx (4.8 x 4.7 approx)

UPVC double glazed window to the side elevation, carpeted flooring, wall mounted radiator, fireplace with brick hearth and surround, coving to the ceiling.

### Kitchen

19'8" x 11'5" approx (6.0 x 3.5 approx)

A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with swan neck mixer tap over, oven with four ring gas hob over and extractor hood above, tiled splashbacks, ample space a dining table, two wall mounted radiators, tiled flooring, UPVC double glazed window to the rear elevation, UPVC double glazed door to the rear elevation leading to the rear hallway, coving to the ceiling, doors leading off to:

### Pantry

3'3" x 6'6" approx (1.0 x 2.0 approx)

Space and point for a freestanding fridge freezer, light, power, shelving.

### Storage

5'6" x 3'3" approx (1.7 x 1.0 approx)

UPVC double glazed window to the side elevation, lighting.

### Rear Hallway

12'1" x 4'3" approx (3.7 x 1.3 approx)

Access doors to side elevations, storage cupboard, doors leading off to:

### WC

3'3" x 6'6" approx (1.0 x 2.0 approx)

WC, glazed window to the side elevation.

### Utility Room

7'2" x 9'2" approx (2.2 x 2.8 approx)

UPVC double glazed window to the rear elevation, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with swan neck mixer tap over, space and plumbing for a washing machine, space and point for a tumble dryer, space and point for a fridge.

### First Floor Landing

UPVC double glazed window to the side elevation, carpeted flooring, coving to the ceiling, access to the loft, doors leading off to:

### Bedroom One

14'1" x 15'8" approx (4.3 x 4.8 approx)

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

### Bedroom Two

14'1" x 11'5" approx (4.3 x 3.5 approx)

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

### Bedroom Three

10'9" x 8'10" approx (3.3 x 2.7 approx)

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

### Shower Room

8'10" x 8'10" approx (2.7 x 2.7 approx)

UPVC double glazed window to the rear and side elevations, handwash basin with storage below, shower enclosure with mains fed shower over, WC, tiling to the walls, tiled flooring, heated towel rail, built-in storage.

### Rear of Property

To the rear of the property there is an enclosed rear garden with paved patio area and steps leading up to further garden space, fencing and hedging to the boundaries, side access to the front of the property.

### Front of Property

To the front of the property there is a gated driveway providing off the road parking, garden laid to lawn, steps and pathway to the front entrance door.

### 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 4mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

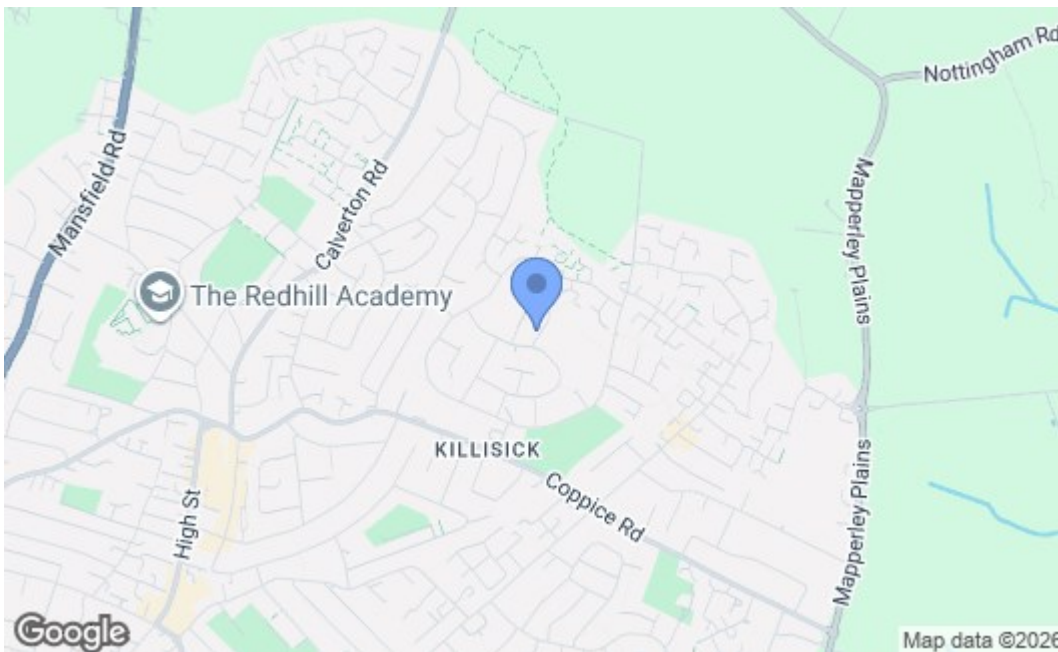
Flood Defences: No

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	71	77

### England & Wales EU Directive 2002/91/EC Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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.