



41 Rolleston Drive, Arnold, NG5 7JA

£200,000



Marriotts



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- Three-storey semi-detached house in popular Arnold
- Lounge leading through to the kitchen diner
- Driveway and integral garage
- 3 bedrooms, bathroom with 3-piece suite
- Ground floor with store room, utility and W.C
- A fantastic opportunity to personalize and enhance to your own taste.

This three-storey semi-detached house offers a fantastic opportunity to personalize and enhance a home to your own taste. Situated within easy reach of local shops, bus routes, and the vibrant Arnold town centre, this property is perfectly positioned for convenience and accessibility

Upon entering, you are greeted by an enclosed porch that leads into a inner hallway. The first floor features a bright and airy lounge, alongside a kitchen diner that provides an ideal space for family meals and entertaining guests. The second floor houses three bedrooms and a well-appointed bathroom. The lower ground floor is particularly noteworthy, comprising an integral garage, a utility room, a convenient w.c and a store room, which could be repurposed to suit different needs. The property is set back from the road with a long front garden. Additionally, there is rear garden accessed from Eagles Close, along with a driveway offering off-street parking.

This is a rare chance to acquire a substantial property in a desirable location, perfect for families or investors alike.

£200,000



Entrance

Enclosed porch leads into the first floor hallway, which has carpet, radiator, wall mounted thermostat and UPVC double glazed window to the side.

Lounge

UPVC double glazed window to the front, radiator and carpet,

Kitchen diner

Accessed from either the lounge or hallway, the kitchen diner is fitted with lower cabinets, worktop and, sink with drainer. There is space for a cooker and fridge. The room is carpeted, has a radiator and two UPVC double glazed windows to the rear.

Ground floor hall

Laminate flooring, radiator and UPVC door leads to the garden.

Store room



Utility

UPVC double glazed window to the rear, laminate flooring, space for a washing machine and sink with drainer. The room also houses the central heating boiler and fuse board.

W.C

Toilet with dual flush. UPVC double glazed window to the side and laminate floor

Garage

With up & over door, light, power points and gas meter

Outside

The rear garden is fenced and gated, driveway leads to the garage and there is a lawn and borders. A side passageway leads to the front of the property, the long front garden is again fully enclosed with mature borders and lawn.

Second floor landing

Carpet, UPVC double glazed window to the side and storage cupboard.

Bedroom 1

UPVC double glazed window to the front, carpet, radiator and fitted wardrobe.

Bedroom 2

UPVC double glazed window to the rear, carpet, radiator and fitted wardrobe.

Bedroom 3

UPVC double glazed window to the front, carpet, and radiator.

Bathroom

The bathroom is fitted with toilet, wash hand basin and bath, UPVC double glazed window to the rear, radiator, fully tiled walls and carpet.

Material Information

TENURE: Freehold

COUNCIL TAX: Gedling - Band B

PROPERTY CONSTRUCTION: Cavity brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: No

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: No







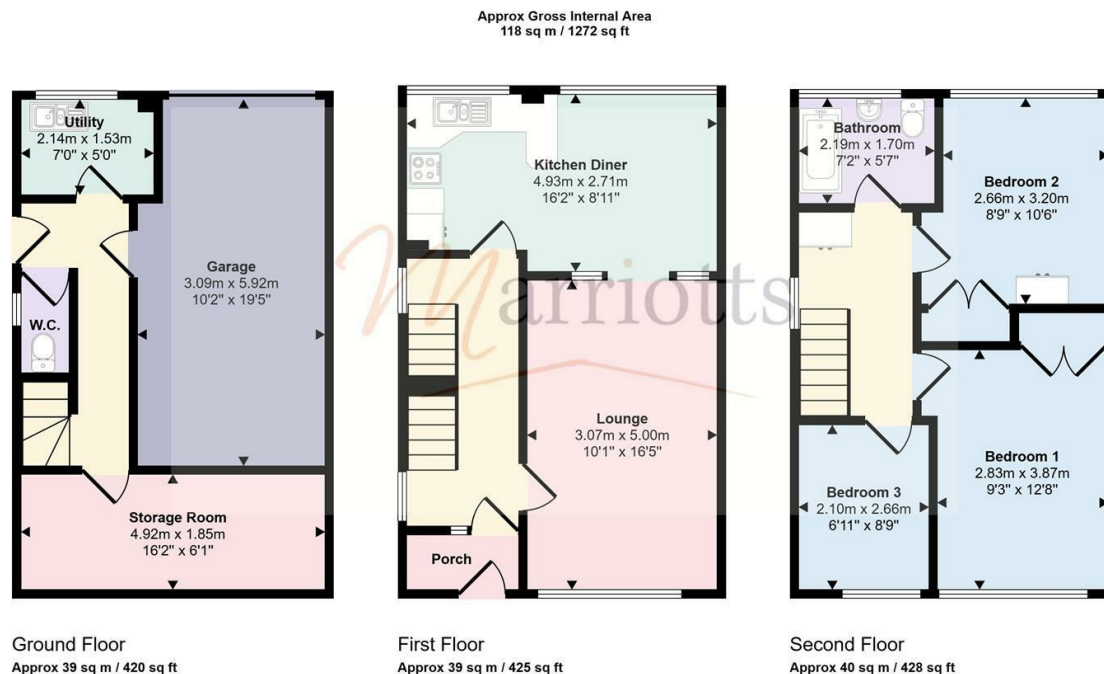
FLOOD RISK: Low
ASBESTOS PRESENT: Not known
ANY KNOWN EXTERNAL FACTORS: No
LOCATION OF BOILER: Utility room
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER: British gas
MAINS ELECTRICITY PROVIDER: British gas
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: No
BROADBAND AVAILABILITY: Please visit Ofcom -
Broadband and Mobile coverage checker.
MOBILE SIGNAL/COVERAGE: Please visit Ofcom -
Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGING POINT: not available.
ACCESS AND SAFETY INFORMATION: Steps to the front
door and leading to the rear garden

OTHER INFORMATION:

- This property is subject to Probate, and the sale is reliant upon the grant of probate,



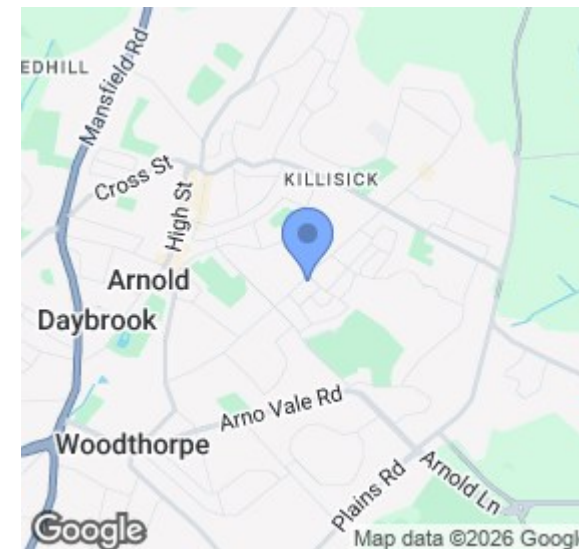




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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		
England & Wales		EU Directive 2002/91/EC



Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
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3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
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5. Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).