



**Roundwood Road, Arnold, Nottinghamshire NG5 6GB**

**Guide Price £125,000**

GUIDE £125,000 - £135,000

LOCATION, LOCATION, LOCATION...

This spacious three bedroom house will make a great home for any first time or family buyer and is situated in a popular location.

The ground floor has a good sized lounge diner along with a modern kitchen diner.

The first floor has three good sized bedrooms serviced by a family bathroom.

Outside there is parking to the front and a private rear garden.





Entrance Hallway

The hall has a UPVC door, a radiator, laminated flooring and provides access to the ground floor accommodation

Cloakroom

The cloakroom has a low level flush WC, hand basin, part tiled walls and a double glazed window

Lounge

20'4" x 11'9" (6.20 x 3.60)

The lounge has two double glazed windows, a radiator, laminated flooring and a gas fire with feature surround

Kitchen

11'1" x 8'6" (3.40 x 2.60)

The kitchen has a range of base and wall units with a rolled edge work surface, a stainless steel sink, space and plumbing for a washing machine, an integrated oven, gas hob, extractor fan, space for a fridge freezer, part tiled walls, a double glazed window and a UPVC door leading to the rear

Landing

The landing has loft access, a double glazed window and provides access to the first floor accommodation

Master Bedroom

12'5" x 9'10" (3.80 x 3.00)

The main bedroom has a double glazed window, a radiator and built in wardrobes

Bedroom Two

11'6" x 10'2" (3.53 x 3.10)

The second bedroom has a double glazed window and a radiator

Bedroom Three

9'10" x 5'10" (3.00 x 1.80)

The third bedroom has a double glazed window and a radiator

Bathroom

9'2" x 5'0" (2.80 x 1.53)

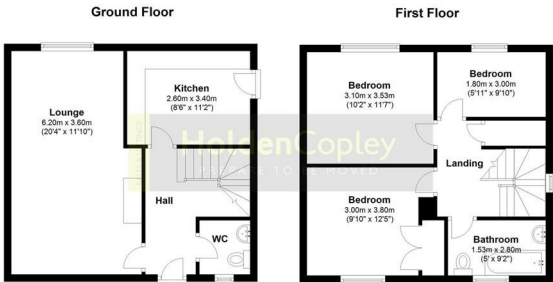
The bathroom has a panelled bath with electric shower over, hand basin with pedestal, low level flush WC, tiled walls and a double glazed window

Outside - Front

To the front of the property there is a driveway offering ample off street parking and a lawned garden

Outside - Rear

To the rear of the property there is a private enclosed garden with a patio area and a lawned area



This Plan is for illustrative purposes only and may not be representative of the property. Plan not to scale. Plan produced using PlanUp.

