



Ravenswood Road  
Arnold, Nottingham NG5 7FQ

A THREE DOUBLE BEDROOM SEMI-  
DETACHED FAMILY PROPERTY

**Guide Price £230,000 Freehold**



\*\*\*GUIDE PRICE £230,000 – £240,000\*\*\* NO UPWARD CHAIN

Robert Ellis are pleased to bring to the market this SPACIOUS THREE BEDROOM SEMI-DETACHED HOME, ideally positioned just a short stroll from Arnold's vibrant town centre. This well-maintained property is offered with NO UPWARD CHAIN and features a generous lounge, separate conservatory, modern four-piece bathroom suite, and three DOUBLE BEDROOMS.

The accommodation comprises an entrance hall, ground floor WC, fitted kitchen, spacious lounge with access to a bright conservatory opening onto the rear garden. Upstairs are three double bedrooms and a contemporary family bathroom.

Outside, the property benefits from OFF-STREET PARKING, an INTEGRAL GARAGE, and an enclosed rear garden with patio and lawn.

Perfect for families, the property is within walking distance of local shops, restaurants, schools, and regular bus routes into Nottingham City Centre. Early viewing is highly recommended. SELLING WITH THE BENEFIT OF NO UPWARD CHAIN.



### Entrance Hallway

13'5 x 9'9 approx (4.09m x 2.97m approx)

UPVC double glazed leaded door to the front elevation leading into the entrance hallway comprising wooden flooring, carpeted staircase leading to the first floor landing, understairs storage cupboard, ceiling light point, panelled doors leading off to:

### Fitted Kitchen

8'11 x 12'7 approx (2.72m x 3.84m approx)

UPVC double glazed window to the front elevation, a range of matching wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, tiled splashbacks, tiling to the floor, space and point for freestanding cooker, space and plumbing for automatic washing machine, space and point for freestanding fridge freezer, wall mounted radiator, ceiling light point, wall mounted Worcester Bosch gas central heating boiler.

### Ground Floor Cloakroom

2'10 x 6'03 approx (0.86m x 1.91m approx)

Low level flush WC, wall hung vanity wash hand basin, tiled splashbacks UPVC double glazed window to the side elevation, ceiling light point, heated towel rail, linoleum floor covering.

### Living Room

11'11 x 16'1 approx (3.63m x 4.90m approx)

With UPVC double glazed French doors to the conservatory, UPVC double glazed window to the rear elevation, wooden flooring, ceiling light point, coving to the ceiling, fireplace incorporating surround and hearth with electric feature fireplace, wall mounted double radiator.

### Conservatory

10'2 x 10'3 approx (3.10m x 3.12m approx)

UPVC double glazed doors to the rear elevation with UPVC double glazed windows to the side and rear elevations, brick built dwarf walls, wall mounted radiator providing year round use, tiling to the floor, light and power

### First Floor Landing

UPVC double glazed window to the side elevation, loft access hatch with pull down ladder, storage cupboard providing useful additional storage space housing hot water cylinder, ceiling light point, panelled doors leading off to:

### Family Bathroom

6'5 x 6'05 approx (1.96m x 1.96m approx)

Modern four piece suite comprising panelled bath with mixer shower attachment over, pedestal wash hand basin, low level flush WC, walk-in shower enclosure with electric Mira shower above, ceiling light point, extractor fan.

### Bedroom Three

9'06 x 9'03 approx (2.90m x 2.82m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point.

### Bedroom Two

9'08 x 7'01 approx (2.95m x 2.16m approx)

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

### Bedroom One

8'10 x 13'07 approx (2.69m x 4.14m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, wall light points.

### Outside

#### Front of Property

To the front of the property there is a driveway providing off the road vehicle hardstanding, secure pathway leading to the front entrance door.

#### Rear of Property

To the rear of the property there is a good sized enclosed rear garden with mature shrubs and trees planted to the borders and fencing to the boundaries.

### 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 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

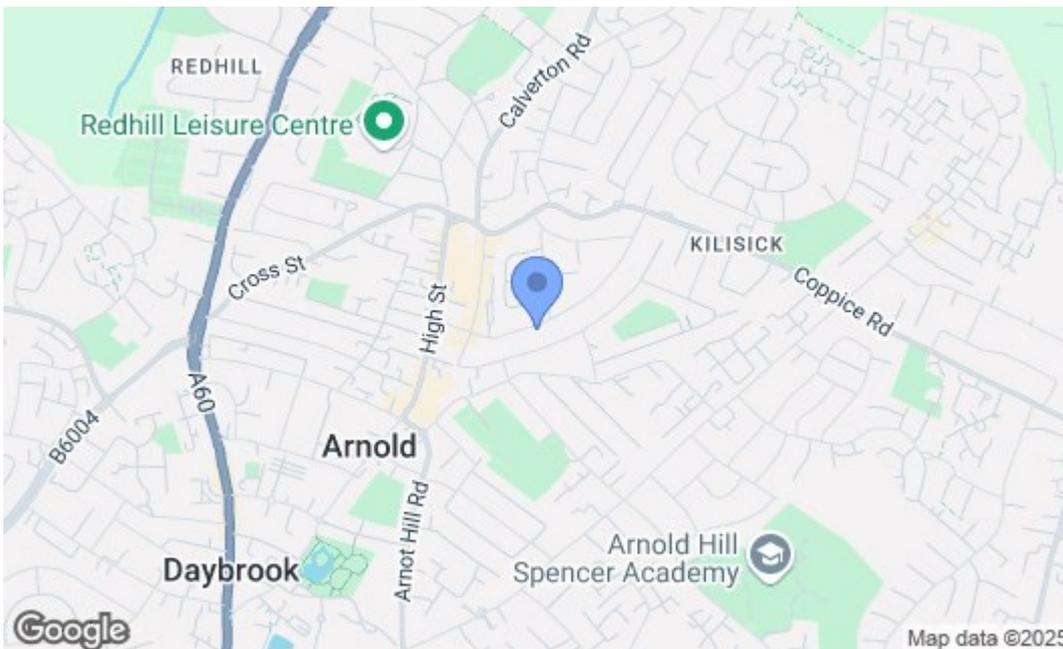
Flood Defences: No

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			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.