



Birchfield Road,
Arnold, Nottingham
NG5 8BP

£175,000 Freehold



**** GUIDE PRICE £180,000 - £190,000 ** IDEAL FAMILY HOME ** MUST VIEW ****

Robert Ellis Estate Agents are delighted to offer to the market these **THREE BEDROOMS, SEMI DETACHED** family home situated in the heart of Arnold, Nottingham.

The property is a stone's throw away from Arnold town centre accommodating local amenities, shops and restaurants. Alongside this, it offers easily accessible transport links into Mapperley, Nottingham City centre and surrounding villages/towns. You have Redhill Academy and Richard Bonington Primary & Nursery within the area, making it ideal for families.

Upon entry, you are welcomed into the hallway which leads you through to the Lounge Diner, with French doors opening onto the Conservatory and rear Low Maintenance Garden. Off the hallways is also the Kitchen with fitted units. The stairs lead to the landing, First Bedroom, Second Bedroom, Third Bedroom and modern refitted Shower Room with a three piece suite. The home does also benefit from a driveway.

This home is ideal for any young professional or family who are looking to get onto the property ladder- Contact the office on 0115 648 5485 to arrange a viewing, before it is too late!



Entrance Hallway

UPVC double glazed entrance door to the front elevation. Double glazed panel to the side. Staircase to the first floor landing. Ceiling light point. Coving to the ceiling. Wall mounted double radiator. Panelled doors leading into:

Ground Floor W/C

4'8 x 3'8 approx (1.42m x 1.12m approx)
Low level flush W/C. Wall hung vanity wash hand basin. Tiled splash backs. Extractor fan. Ceiling light point.

Living Room

12' x 13' approx (3.66m x 3.96m approx)
This dual aspect Lounge / Diner benefits from having UPVC double glazed window to the front elevation. 2 x Wall mounted radiators. Ceiling light point. Coving to the ceiling. Feature fireplace incorporating wooden surround, inset gas fire with marble hearth. Sliding patio doors leading through to Garden Room.

Kitchen

9'06 x 1'3 approx (2.90m x 0.38m approx)
Range of matching wall and base units incorporating laminate work surface over. Modern composite sink with swan neck mixer tap above. Space and point for freestanding cooker. Space and point for freestanding fridge freezer. Tiled splash backs. Ceiling light point. Laminate flooring. Window to the rear elevation. Stable door leading through to Garden Room.

Garden Room

6'11 x 19'02 approx (2.11m x 5.84m approx)
Sliding double glazed patio doors leading to enclosed rear garden. Windows to side and rear elevations. Tiled flooring. Secure side access door.

First Floor Landing

Ceiling light point. Loft access hatch. Panelled doors leading into:

Shower Room

7'01 x 6' approx (2.16m x 1.83m approx)
Modern white 3 piece suite comprising walk in shower enclosure with electric shower above. Low level flush W/C. Semi recessed vanity wash hand basin with storage

cabinets below. Tiling to the walls. Chrome heated towel rail. UPVC double glazed to the rear elevation.

Bedroom 1

11'10 x 11'4 approx (3.61m x 3.45m approx)
UPVC double glazed picture window to the front elevation. Wall mounted radiator. Ceiling light point. Coving to the ceiling.

Bedroom 2

16'06 x 9'11 approx (5.03m x 3.02m approx)
UPVC double glazed window to the rear elevation. Wall mounted radiator. Ceiling light point. Coving to the ceiling.

Bedroom 3

11'06 x 9'06 maximum approx (3.51m x 2.90m maximum approx)
UPVC double glazed window to the front elevation. Wall mounted radiator. Ceiling light point. Coving to the ceiling.

Front of Property

To the front of the property there is a driveway providing off the road vehicle hard standing. Garden made mainly to lawn. Pathway. Fencing to the borders.

Rear of Property

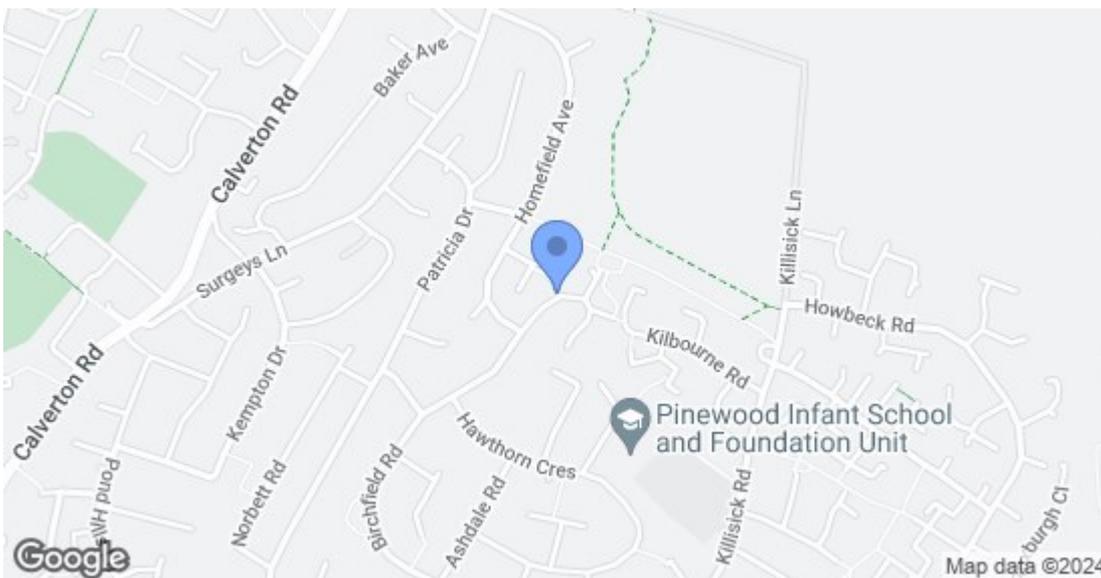
Good sized low maintenance gravelled enclosed garden incorporating patio area. Fencing to the boundaries.

Council Tax

Local Authority: Gedling

Council Tax Band: B





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		71	
(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	
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.