Robert Ellis

look no further...







Finsbury Road
Arnold, Nottingham NG5 9QF

GROUND FLOOR MAISONETTE WITH PRIVATE REAR GARDEN AND ALLOCATED PARKING

£75,000 Leasehold

0115 648 5485

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Robert Ellis Estate Agents are pleased to bring to the market this ground floor maisonette, situated in a popular residential location within Arnold. Requiring some modernisation, the property benefits from its own private entrance, a separate fitted kitchen, bathroom, enclosed rear garden and allocated parking, making it an ideal opportunity for first-time buyers, investors and landlords.

The accommodation begins with a private entrance porch leading into an inner lobby, which provides access to the main accommodation and bathroom.

The spacious studio living and sleeping area provides ample room for both seating and sleeping areas. A window and glazed door provide plenty of natural light and access outside.

The separate fitted kitchen provides a practical and well-defined space away from the main living accommodation, while a separate bathroom completes the internal accommodation.

Externally, the maisonette benefits from its own enclosed rear garden, providing valuable private outdoor space, together with allocated parking.

Situated within easy reach of Arnold, local amenities and transport links, this property represents an excellent opportunity for buyers seeking an affordable home or landlords looking for a rental investment. Early viewing is highly recommended.





Entrance Porch
UPVC double glazed entrance door to the front elevation, meter cupboard, tiled flooring, door leading into the inner entrance lobby.

Entrance Lobby
Tiled flooring, doors leading off to:

Bathroom
5'6" x 5'10" approx (1.7 x 1.8 approx)
Window to the front elevation, tiled splashbacks, tiling to the floor, WC, handwash basin, panelled bath with electric shower over, storage cupboard.

Studio
14'5" x 13'1" approx (4.4 x 4.0 approx)
UPVC double glazed window to the side elevation, UPVC double glazed door to the side elevation, wall mounted electric heater, laminate flooring, door leading to the kitchen.

Kitchen
9'2" x 6'10" approx (2.8 x 2.1 approx)
A range of wall and base units with worksurfaces over incorporating a sink and drainer unit, oven with hob over, space and plumbing for a washing machine, tiled flooring, tiled splashbacks, UPVC double glazed window to the side elevation.

Outside
To the rear of the property there is an enclosed rear garden.

There is allocated parking for the property.

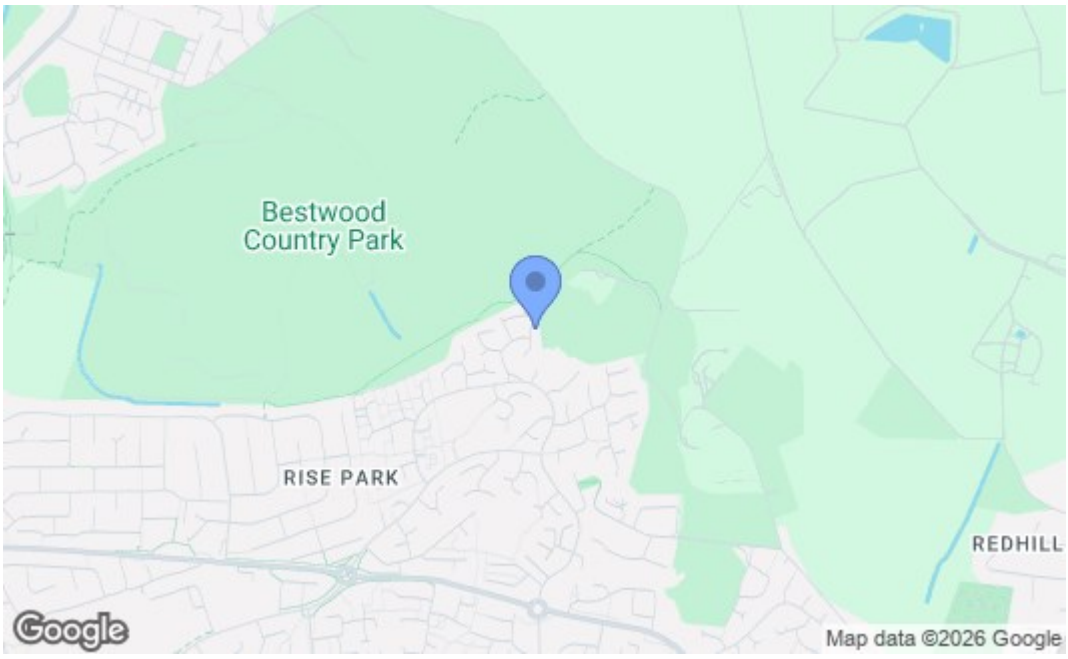
Agents Notes: Additional Information
Council Tax Band: A
Local Authority: Gedling
Electricity: Mains supply
Water: Mains supply
Heating: Electric
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 6mbps Ultrafast 1800mbps
Phone Signal: 02, Vodafone, EE, Three
Sewage: Mains supply
Flood Risk: No flooding in the past 5 years
Flood Defences: No
Non-Standard Construction: No
Any Legal Restrictions: No
Other Material Issues: No

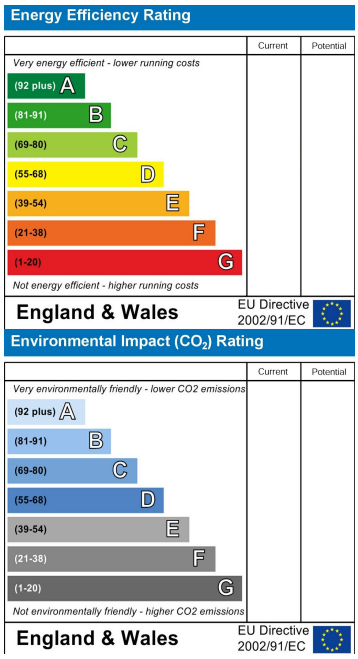












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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