



Warren Hill Close,  
Arnold, Nottingham  
NG5 6GD

**£170,000 Freehold**



\*\*\*GUIDE PRICE £180,000 - £190,000\*\*\*

Robert Ellis estate agents are delighted to bring this fantastic three-bedroom, semi-detached property to the market within Arnold, Nottingham.

The property is close to Arnold town centre accommodating local amenities, shops and restaurants. Alongside this, it offers easily accessible transport links into Mapperley, Bestwood, Nottingham City centre and surrounding villages/towns.

Upon entry, you are welcomed into the hallway which allows access to the downstairs WC, lounge separate Dining Room, and fitted kitchen with fitted wall and base units. This leads through to the outhouse offering additional storage.

Stairs lead to landing, first double bedroom, second double bedroom, third single bedroom with storage cupboard and family bathroom with a three piece suite which includes a walk-in shower.

To the front of the property is a low-maintenance garden which is laid to lawn. At the rear of the home is an additional garden with a paved patio area.

It is the ideal family home and allows prospective buyers to move in with ease whilst putting their own stamp on the property.

Please contact the office on 0115 648 5485 to arrange your viewing now!



## Entrance Hallway

With a glazed entrance door to the front, stairs to the first floor, ceiling light point, UPVC double glazed window to the side, wall mounted radiator, under stairs storage cupboard and sliding panelled door to:

## Cloaks/w.c.

4'1 x 4'1 approx (1.24m x 1.24m approx)

UPVC double glazed window to the front, low flush w.c., wall hung vanity wash hand basin.

## Kitchen

11'5 x 8'8 approx (3.48m x 2.64m approx)

UPVC double glazed window to the rear, range of matching wall and base units incorporating tiled work surface over, stainless steel sink with hot and cold tap above, space for an electric cooker, space and plumbing for an automatic washing machine, wall mounted radiator, space and point for a free standing fridge freezer, wall mounted gas central heating boiler, storage cupboard and panelled door to covered walk way.

## Living Room

13'2 x 12'3 approx (4.01m x 3.73m approx)

UPVC double glazed picture window to the front, ceiling light point, wall mounted radiator, feature fireplace incorporating wooden surround, marble hearth and back panel and inset Living Flame gas fire. Doorway through to:

## Dining Room

9'4 x 8'9 approx (2.84m x 2.67m approx)

UPVC double glazed window to the rear, wall mounted radiator, ceiling light point, serving hatch through to fitted kitchen.

## First Floor Landing

Loft access hatch, UPVC double glazed window to the side, ceiling light point, large airing/storage cupboard housing the hot water cylinder and panelled doors to:

## Bedroom 1

12' x 11'11 approx (3.66m x 3.63m approx)

UPVC double glazed picture window to the front overlooking the green and ceiling light point.

## Bedroom 2

10'11 x 9'11 approx (3.33m x 3.02m approx)

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

## Bedroom 3

9' x 8'10 approx (2.74m x 2.69m approx)

UPVC double glazed window to the front, ceiling light point, built-in storage cabinet over the stairs.

## Shower Room

6'8 x 6'1 approx (2.03m x 1.85m approx)

UPVC double glazed window to the rear, low flush w.c., pedestal wash hand basin, walk-in shower enclosure with electric shower over.

## Outside

To the front of the property there is a garden laid to lawn with wall and hedges to the boundaries.

To the rear there is a private garden with a large paved patio area, mature shrubs and trees planted to the borders. There are also two brick built stores.

## Council Tax

Council Tax band A - Gedling Borough Council. To be confirmed by the purchaser's solicitor.

## PROPERTY TO SELL?

If you are considering selling your property, Robert Ellis estate agents would be delighted to visit you to provide a FREE PROPERTY VALUATION. Call us today to make an appointment on 0115 648 5485.





| Energy Efficiency Rating  |  |         |                         |
|---|--|---------|-------------------------|
|   |  | Current | Potential               |
| Very energy efficient - lower running costs                     |  |         |                         |
| (92 plus) A   |  |         | 84                      |
| (81-91) B   |  |         |                         |
| (69-80) C   |  |         |                         |
| (55-68) D   |  |         | 59                      |
| (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 <sub>2</sub> ) Rating                  |  |         |                         |
|   |  | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.