Robert Ellis

look no further...

Worrall Avenue
Arnold, NG5 7GJ

A THREE BEDROOM MID TERRACE WITH DOUBLE GLAZING AND GAS CENTRAL HEATING

Asking Price £190,000 Freehold

0115 648 5485

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** CHAIN FREE **
This fantastic three-bedroom mid-terrace home in the heart of Arnold, Nottingham, is an ideal opportunity for first-time buyers or investors.

Situated just a stone's throw from Arnold town centre, the property offers easy access to local amenities, shops, and restaurants, as well as excellent transport links to Mapperley, Nottingham City Centre, and surrounding areas. Families will appreciate the proximity to Redhill Academy and Richard Bonington Primary School & Nursery.

Upon entering, you are welcomed into a bright entrance hallway leading to a spacious lounge and a fitted dining kitchen with a useful storage area and access to the landscaped rear garden. Upstairs, the landing provides access to a generous main bedroom, a second double bedroom, a third bedroom, and a family bathroom featuring a three-piece suite.

The enclosed rear garden offers a private outdoor space with patio areas, perfect for relaxation or entertaining. Whether you're a first-time buyer looking for a well-located home or an investor seeking a property with rental potential, this home is a fantastic option. This property presents a great opportunity to expand your portfolio.

Contact Robert Ellis Estate Agents today to arrange a viewing!

Front of Property
To the front of the property there is a driveway providing off the road parking for up to two vehicles surrounded by hedged boundaries, pathway leading to the front entrance door.

Entrance Hallway
Wooden entrance door to the front elevation leading into the entrance hallway comprising linoleum flooring, wall mounted radiator, carpeted stairs to first floor landing, door to lounge, door to kitchen, under stairs storage.

Lounge
13'7" x 11'11" approx (4.15 x 3.65 approx)
Carpeted flooring, wall mounted radiator, double glazed window to the front elevation, TV point.

Kitchen
13'7" x 9'1" approx (4.15 x 2.79 approx)
Linoleum flooring continuing from the entrance hallway, double glazed window to the rear elevation, tiled splashbacks, a range of matching wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, double Hotpoint oven and electric induction hob, wall mounted radiator, space and plumbing for a washing machine, space and point for a fridge, space and point for a freezer, door to further hallway.

Further Hallway
Door to downstairs WC, double glazed door leading to the enclosed rear garden.

Downstairs WC

First Floor Landing
Carpeted flooring, access to loft, doors leading off to rooms.

Bedroom One
11'0" x 12'0" approx (3.36 x 3.66 approx)
Carpeted flooring, wall mounted radiator, double glazed window to the front elevation.

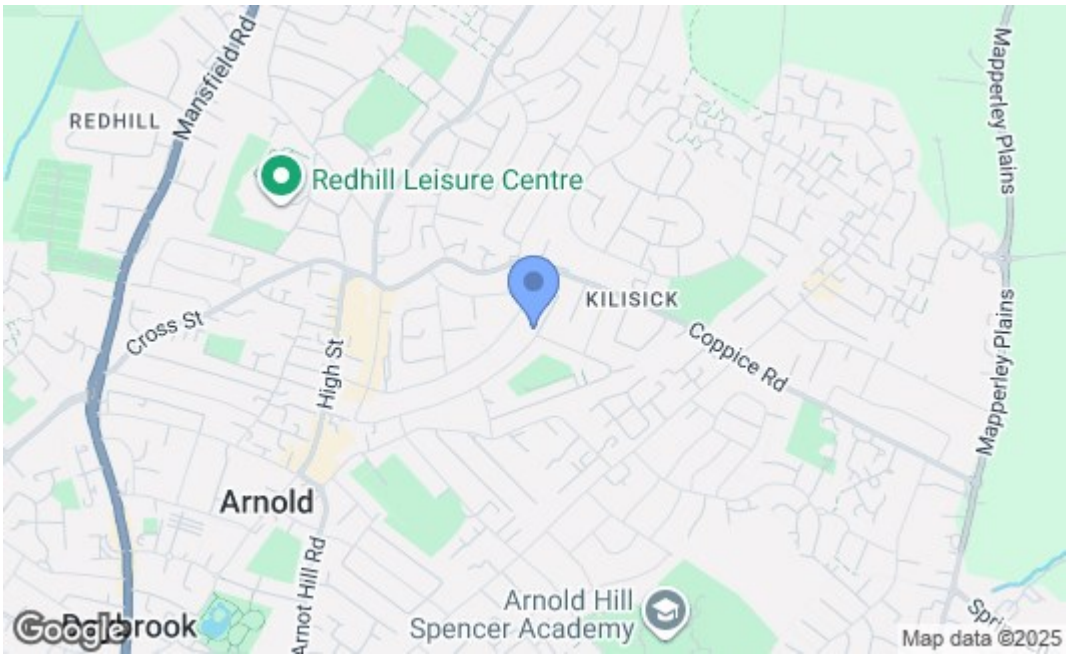
Bedroom Two
9'8" x 11'8" approx (2.95 x 3.56 approx)
Carpeted flooring, built-in wardrobes providing ample storage space, wall mounted radiator, cupboard housing the boiler, double glazed window to the rear elevation.

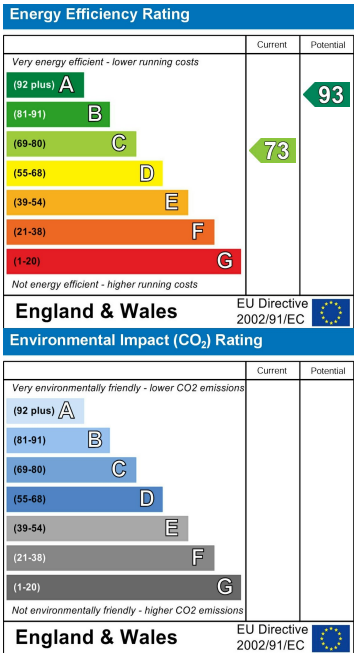
Bedroom Three
9'1" x 8'9" approx (2.79 x 2.67 approx)
Carpeted flooring, wall mounted radiator, double glazed window to the front elevation.

Bathroom
4'7" x 7'8" approx (1.40 x 2.35 approx)
Tiled flooring, hand wash basin with separate hot and cold taps, panelled bath with mixer tap and mains fed shower above, tiled splashbacks, wall mounted radiator, WC, double glazed window to the rear.

Rear of Property
To the rear of the property there is an enclosed rear garden with artificial lawn, steps leading up to walk way with pebbled area either side, fencing and gate leading to additional lawned area, shed, greenhouse, fencing and hedging to the boundaries.

Agents Notes: Additional Information
Council Tax Band: A
Local Authority: Gedling
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky
Broadband Speed: Standard 13mbps 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





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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