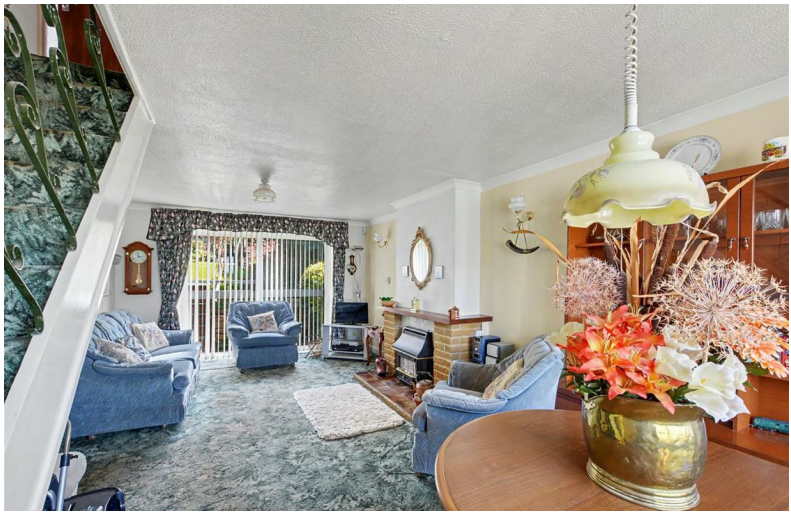
Robert Ellis

look no further. . .



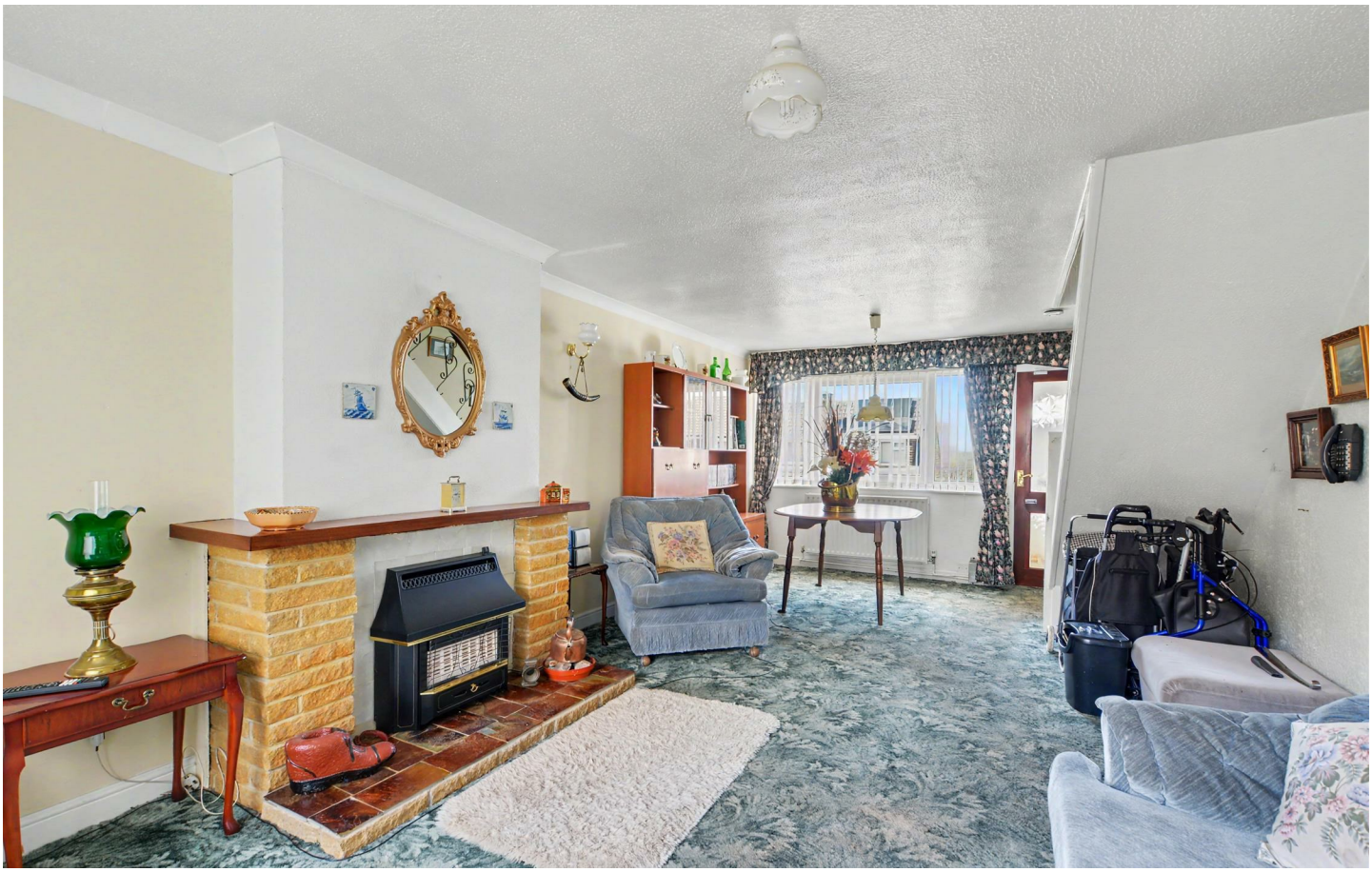




Peters Close
Arnold, Nottingham NG5 6RD

A THREE BEDROOM SEMI DETACHED FAMILY PROPERTY, SELLING WITH NO UPWARD CHAIN.

Asking Price £230,000 Freehold



Situated in a quiet and established cul-de-sac location, this well presented three bedroom semi detached family home offers spacious and practical accommodation, ideal for first time buyers, growing families or those looking to downsize.

The property benefits from gas central heating and double glazing throughout and, in brief, the accommodation comprises an entrance hall providing access to a generous lounge, with ample space for both living and dining furniture. The fitted kitchen offers a range of wall and base units with work surfaces over, integrated storage and access to the rear garden.

To the first floor there are three good size bedrooms, all serviced by a modern refitted shower room, finished to a contemporary standard.

Outside, the property enjoys a driveway providing off street parking, leading to an integral garage. To the rear is a private enclosed garden, ideal for families, entertaining or relaxing, offering a good degree of privacy.

The property is offered to the market with NO UPWARD CHAIN, allowing for a smoother and quicker transaction. Peters Close is conveniently located close to local schools, shops, amenities and transport links, with easy access into Arnold town centre and Nottingham City Centre.

An internal viewing comes highly recommended to fully appreciate the accommodation and location on offer.





Entrance Porch
UPVC double glazed entrance door to the front elevation leading into the entrance porch comprising UPVC double glazed window to the side elevation, carpeted flooring, wall mounted radiator, glazed door leading into the lounge diner.

Lounge Diner
UPVC double glazed windows to the front and rear elevations, two wall mounted radiators, coving to the ceiling, carpeted staircase leading to the first floor landing, ample space for a dining table, carpeted flooring, fireplace, glazed window through to the kitchen, door leading through to the kitchen.

Kitchen
A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with a mixer tap over, space and point for a cooker, space and point for a fridge freezer, space and plumbing for a washing machine, wall mounted radiator, tiled splashbacks, extractor fan, glazed window to the lounge diner, UPVC double glazed window to the rear elevation, UPVC double glazed door to the side elevation.

First Floor Landing
Carpeted flooring, storage cupboards, access to the loft, doors leading off to:

Bedroom One
UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator.

Bedroom Two
UPVC double glazed window to the rear elevation, wall mounted radiator, carpeted flooring.

Bedroom Three
UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator.

Shower Room
UPVC double glazed window to the rear elevation, tiling to the walls, handwash basin with mixer tap and storage cupboard below, WC, heated towel rail, extractor fan, walk in shower enclosure with electric shower over.

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 8mbps 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



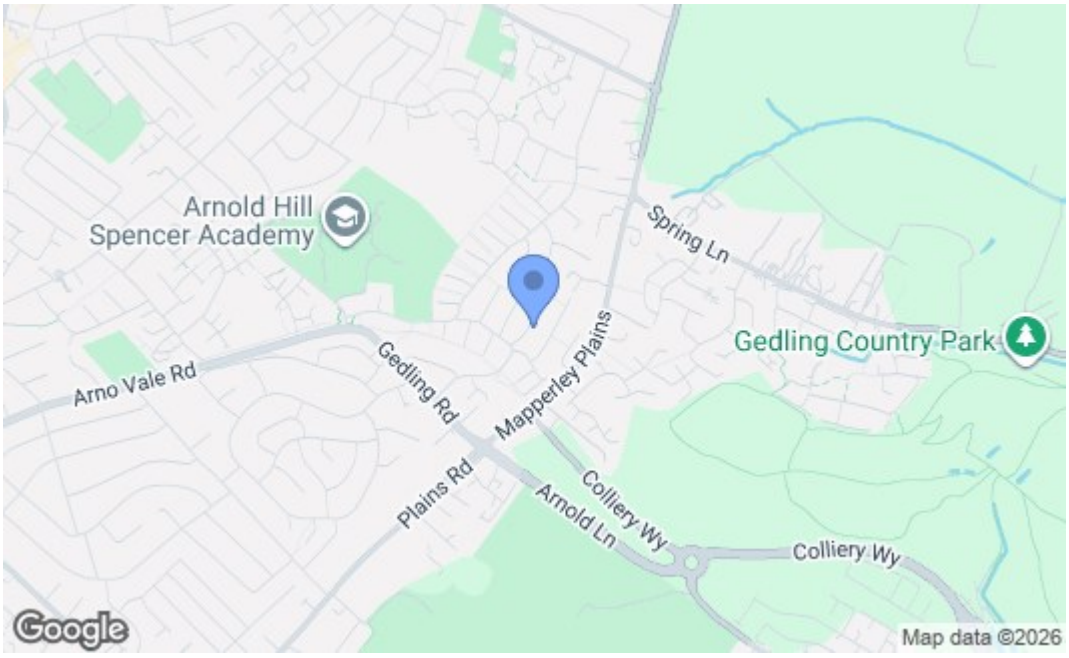


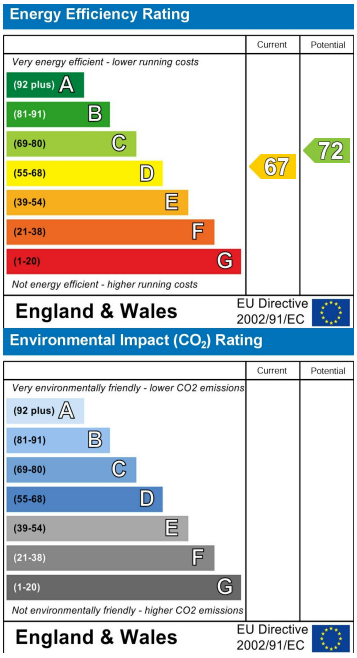












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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