Robert Ellis

look no further...

Ravenswood Road,
Arnold, Nottingham
NG5 7FR

£180,000 Freehold

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Ideally located within walking distance of Arnold Town Centre, this beautifully presented two bedroom semi-detached house offers the perfect combination of comfort, convenience, and space. With a generous rear garden, off-street parking, and a bright conservatory, it's an excellent choice for first-time buyers or investors alike.

The accommodation includes a welcoming entrance hall with stairs to the first floor, a spacious lounge and dining room, with a kitchen that opens into a light-filled conservatory overlooking the garden. Upstairs, there are two well-proportioned bedrooms and a family bathroom.

Outside, the property enjoys a great-sized rear garden - ideal for relaxing or entertaining - as well as private driveway parking to the front.

Situated in a sought-after location, this home is within easy reach of both primary and secondary schools, just a short stroll from Arnold's wide range of shops, cafes, and amenities, and benefits from regular bus routes into Nottingham City Centre.

Don't miss the opportunity to view this lovely home - call today to arrange your appointment!

Entrance Hall
Composite entrance door, radiator, stairs to the first floor, door to:

Lounge
11'6 x 14'4 approx (3.51m x 4.37m approx)
Double glazed box bay widow to the front, radiator, fireplace, TV point and door to:

Kitchen Diner
14'6 x 11'9 approx (4.42m x 3.58m approx)
Tiled floor with underfloor heating, double glazed window to the side, radiator, storage cupboard housing the combi boiler, range of wall, base and drawer units with work surfaces over incorporating a double sink and drainer with mixer tap, electric oven with gas hob above and extractor over, space for a fridge freezer, built-in dishwasher.

Conservatory
14'7 x 5'8 approx (4.45m x 1.73m approx)
Tiled floor with underfloor heating, plumbing for a washing machine, double glazed French doors to the rear garden.

First Floor Landing
Carpeted flooring, double glazed window to the side, radiator, loft access hatch and doors to:

Bedroom 1
12'10 x 12'6 approx (3.91m x 3.81m approx)
Double glazed window to the front, radiator, coving and built-in wardrobes.

Bedroom 2
10'5 x 8'8 approx (3.18m x 2.64m approx)
Double glazed window to the rear, radiator, coving, carpeted flooring.

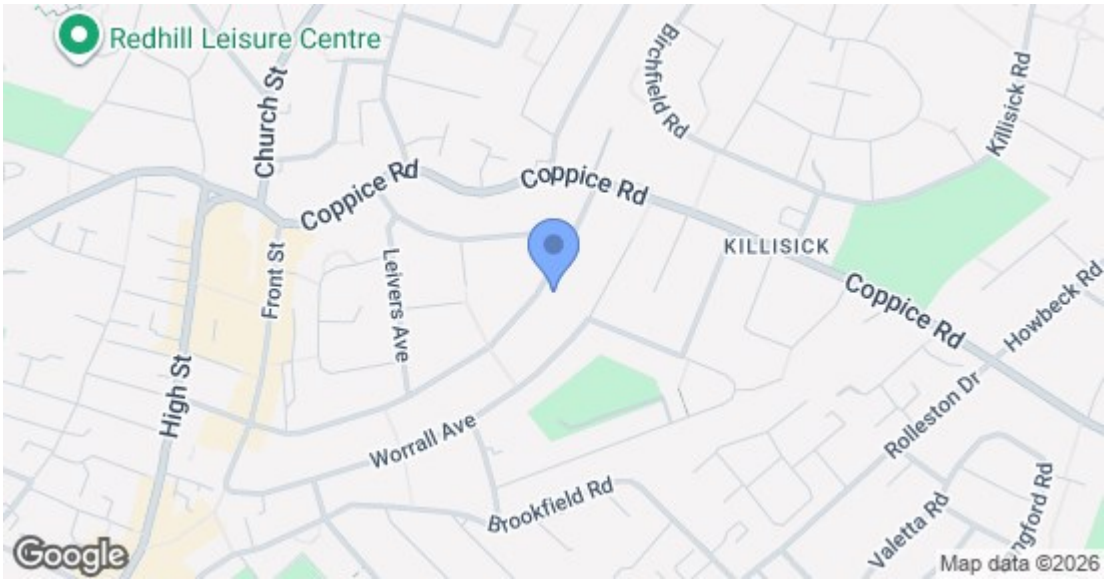
Bathroom
Carpeted flooring, tiled splashbacks, double glazed window to the rear, spotlights to the ceiling, low flush w.c., wash hand basin with hot and cold taps, bath with hot and cold taps and mains fed shower over.

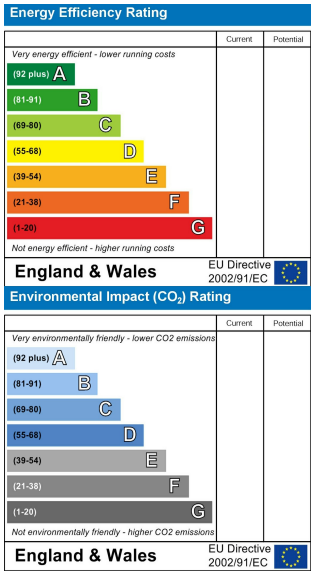
Outside
There is a paved frontage with shrubs and bushes, gated access to the rear.

Patio area to the rear with steps down to a lawned garden, garden shed and greenhouse, cold water tap, fencing and hedging to the boundaries and side access.

Council Tax
Nottingham Council Band B

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 12mbps Superfast 75mbps Ultrafast 1800mbps
Phone Signal – EE, 02, Three, Vodafone
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – 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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