



Jenned Road,  
Arnold, Nottingham  
NG5 8FT

**£250,000 Freehold**





Robert Ellis Estate Agents are delighted to offer to the market this BEAUTIFUL THREE BEDROOM DETACHED bungalow situated in Arnold, Nottingham.

The property is a stone's throw away from Arnold town centre accommodating local amenities, shops and restaurants. Alongside this, it offers easily accessible transport links into Mapperley, Nottingham City centre and surrounding villages/towns. You have Redhill Academy and Richard Bonington Primary & Nursery within the area, making it ideal for families if required.

A viewing is HIGHLY RECOMMENDED to appreciate the SIZE and LOCATION of this GREAT OPPORTUNITY- Contact the office on 0115 648 5485 before it is too late!





#### Entrance Hallway

3'5" x 17'10" x 7'6" approx (1.04m x 5.44m x 2.29m approx)

UPVC double glazed composite entrance door to the front elevation. Laminate flooring. Wall mounted radiator. Access into Lounge, Kitchen, Bedrooms 1, 2, 3 and Family Bathroom. Loft access hatch.

#### Lounge

10'2" x 15'7" approx (3.10m x 4.75m approx)

UPVC double glazed windows to the front and side elevations. Carpeted flooring. Wall mounted radiator. Feature electric fire. TV point.

#### Kitchen

8'6" x 9'7" approx (2.59m x 2.92m approx)

UPVC double glazed window leading into conservatory. Tiled flooring. Tiled splash backs. Wall mounted radiator. Range of wall, base and drawers units with worksurfaces over. 4 ring Cooke & Lewis induction hob with extractor hood over. Electric oven. Sink and drainer unit with dual heat tap. Space and point for freestanding fridge freezer. Access into Conservatory

#### Conservatory

9'8" x 5'8" approx (2.96 x 1.73 approx)

UPVC double glazed windows to side and rear elevations. Tiled flooring. Wall mounted storage heater. Worksurfaces and cupboards. Space and plumbing for automatic washing machine. Space and point for freestanding tumble dryer. Access into rear garden.

#### Bedroom 1

10'6" x 10'11" approx (3.21 x 3.35 approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator.

#### Bedroom 2

9'6" x 9'6" approx (2.92 x 2.92 approx)

UPVC double glazed windows to the side and rear elevations. Carpeted flooring. Wall mounted radiator.

#### Bedroom 3

7'6" x 11'0" approx (2.29 x 3.37 approx)

Currently utilised as a Dining Room. UPVC double glazed

window to the side elevation. Carpeted flooring. Wall mounted radiator.

#### Family Bathroom

6'2" x 6'4" approx (1.90 x 1.95 approx)

UPVC double glazed window to the rear elevation. Tiled flooring. Spotlights to the ceiling. Heated towel rail. 3 piece suite comprising of a bath with dual heat tap and mains fed shower, vanity hand wash basin with dual heat tap and storage underneath and low level flush W/C.

#### Front of Property

Driveway. Steps leading to side of property. Gated access to rear. Shrubby and stone area to borders.

#### Rear of Property

Patio area leading to stone area. Steps leading to laid to lawn area. Decked area. Water feature. Range of trees and shrubbery. Shed with power and lighting. Steps leading to Outbuilding

#### Outbuilding

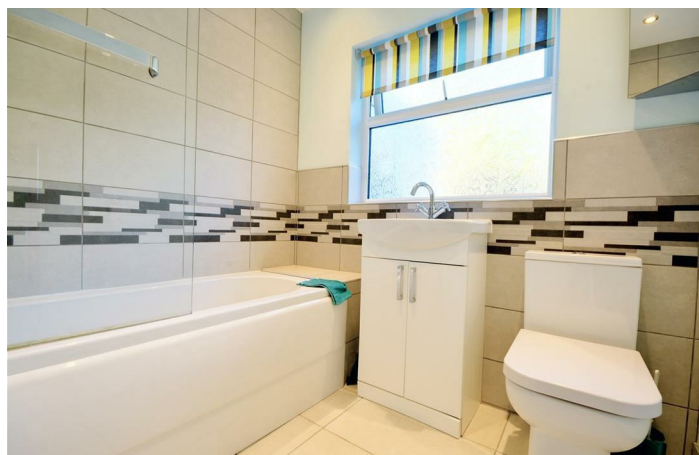
6'4" x 7'2" approx (1.95 x 2.19 approx)

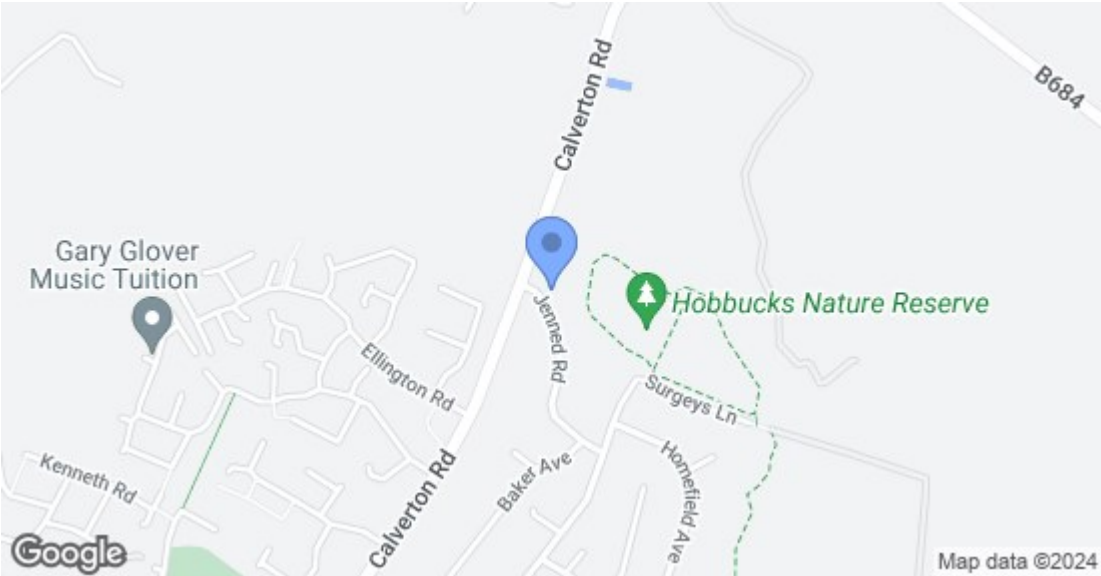
Brick-built. Power and lighting.

#### Council Tax

Local Authority Gedling

Council Tax band C





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(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.