



**Thetford Close
Arnold, Nottingham NG5 6PH**

**A TWO DOUBLE BEDROOM END TOWN
HOUSE SITUATED IN ARNOLD,
NOTTINGHAM**

Offers Over £190,000 Freehold



****CORNER PLOT** MUST VIEW** CUL DE SAC LOCATION****

Robert Ellis Estate Agents are delighted to offer to the market this TWO BEDROOM END OF TOWN HOUSE perfect for any first-time buyers.

The property is situated within walking distance from Arnold Hill Academy, Christ The King Secondary School, Emhale Infants & Primary School, Woodthorpe Infants School, Good Sheppard School, Arno Vale School making it perfect for families.

Upon entry, you are welcomed into the entrance hallway which leads to the living room with a large bay fronted window, this leads on to the kitchen diner and then through to the conservatory overlooking the enclosed rear garden. Stairs lead to first floor landing, first double bedroom, second bedroom and family bathroom with a three piece suite.

The property sits on a large corner plot with mature gardens to the front. The rear there is a large enclosed mature rear garden with potential to extend subject to relevant planning permission.

The property also benefits from a separate detached garage.

A viewing is HIGHLY RECOMMENDED to appreciate the SIZE and LOCATION of this GREAT OPPORTUNITY- Contact the office to arrange your viewing.



Front of Property

The property sits on a corner plot with a mature front garden, laid to lawn area with a range of shrubbery, hedges and plants surrounding. Pathway to front entrance.

Entrance Hallway

4'5" x 4'6" approx (1.35 x 1.39 approx)

Composite entrance door to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Storage cupboard housing metres. Carpeted staircase to First Floor Landing. Internal door leading to Living Room

Living Room

16'4" x 12'11" approx (5 x 3.96 approx)

UPVC double glazed bay fronted window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Wall light point. Coving to the ceiling. Feature electric fireplace. TV point. Internal door leading into Kitchen Diner

Kitchen Diner

12'1" x 7'9" approx (3.69 x 2.38 approx)

UPVC double glazed windows facing into Conservatory. UPVC double glazed door leading into Conservatory. Carpeted flooring. Lino flooring. Tiled splashbacks. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Range of fitted wall and base units incorporating worksurfaces above. Sink and drainer with dual heat tap. Space and point for a cooker. Space and plumbing for automatic washing machine. Space and point for freestanding dishwasher. Space and point for freestanding fridge freezer. Ample space for dining table

Conservatory

5'10" x 13'11" approx (1.78 x 4.25 approx)

Single glazed windows to the rear and side elevations. Single glazed French doors leading to the enclosed rear garden. Lino flooring. Wall light point

First Floor Landing

6'6" x 2'6" approx (2 x 0.78 approx)

Carpeted flooring. Loft access hatch. Ceiling light point. Airing cupboard housing combination boiler. Internal doors leading into Bedroom 1, 2 and Family Bathroom

Bedroom 1

9'8" x 13'4" approx (2.97 x 4.08 approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Built-in wardrobes.

Bedroom 2

10'11" x 7'0" approx (3.35 x 2.15 approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point

Family Bathroom

7'8" x 5'3" approx (2.35 x 1.61 approx)

UPVC double glazed opaque window to the rear elevation. Lino flooring. Tiled splashbacks. Wall mounted radiator. Ceiling light point. Coving to the ceiling. 3 piece suite comprising of a bath with hot and cold tap with electric shower above, hand wash basin with a hot and cold tap and a WC

Rear of Property

Enclosed rear mature garden with patio area, laid to lawn area and range of plants, trees and shrubbery. Space for greenhouse. Fencing surrounding. Potential to extend subject to relevant planning permission.

Detached Garage

7'10" x 15'11" approx (2.39 x 4.87 approx)

Up and over door. Storage space for vehicle or potential to develop into workshop.

Council Tax

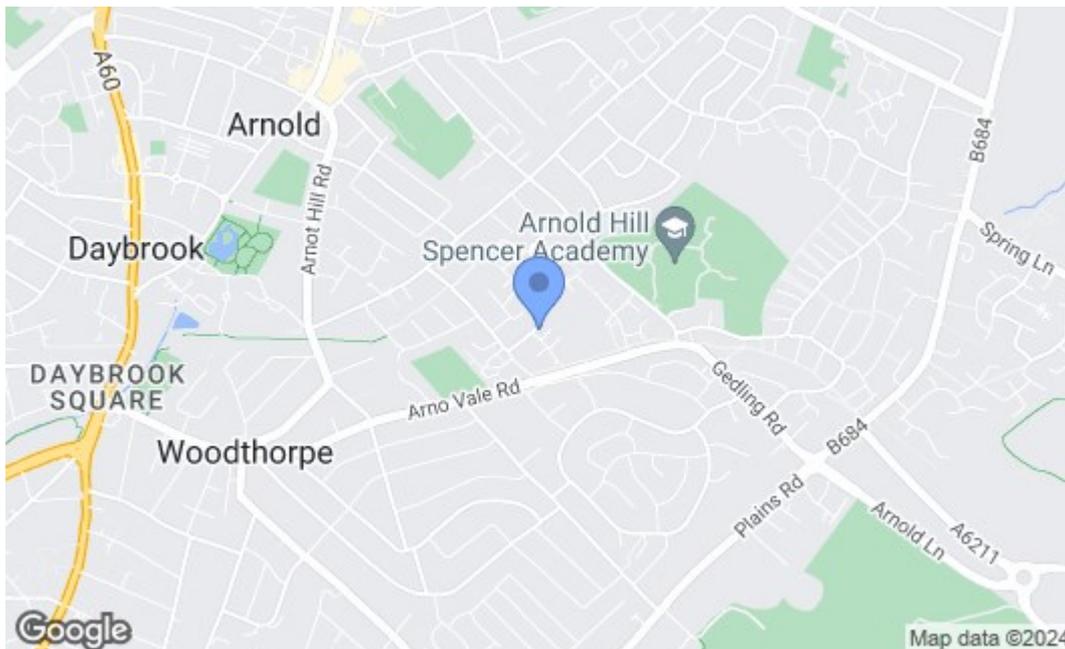
Local Authority Gedling

Council Tax band B





Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.