



**Woodside Drive  
Arnold, Nottingham NG5 7HY**

A TWO BEDROOM GROUND FLOOR  
MAISONETTE WITH A GARDEN AND  
GARAGE.

**Guide Price £135,000 Leasehold**

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\*\* GUIDE PRICE £135,000 - £145,000 \*\* IDEAL FOR FIRST-TIME BUYERS OR INVESTORS \*\*

Robert Ellis Estate Agents are proud to offer this FANTASTIC TWO-BEDROOM GROUND FLOOR MAISONETTE situated in Arnold, Nottingham.

The property is Ideally located within walking distance of Arnold High Street, hosting a wide range of shops, eateries, and excellent transport links into the city. This two-bedroom maisonette offers spacious accommodation whilst being well presented throughout, perfect for any first-time buyers or investors alike.

Upon entry, you are welcomed into the hallway. Doors lead off the hallway into the spacious living/Dining room and fitted kitchen. From the living room, you can access the inner hallway which has doors leading into the first double bedroom, second double bedroom, Utility room and family shower room with a modern three-piece suite.

The property benefits from a front lawned garden offering potential outside seating space.

To the front of the property, there is a separate brick-built garage.

This apartment is IDEAL for either a FIRST-TIME BUYER or INVESTOR! Contact the office to arrange your viewing NOW!



## Entrance Lobby

6'4 x 2'10 approx (1.93m x 0.86m approx)

UPVC double glazed leaded door to the front, laminate flooring, ceiling light point, storage cupboard housing the Baxi combination boiler, electric meter and consumer unit. Internal panelled door to:

## Lounge/Diner

11'4 x 18'7 approx (3.45m x 5.66m approx)

UPVC double glazed bay window to the front, wall mounted double radiator, ceiling light point, wall light points, laminate flooring, ample space for seating and dining areas. Doors to:

## Kitchen

8'10" x 11'9" approx (2.7 x 3.6 approx)

Glazed door to the rear elevation, UPVC double glazed window to the rear elevation, a range of matching wall and base units with worksurfaces over incorporating a sink and drainer unit with swan neck mixer tap over, space and point for cooker, space and plumbing for automatic washing machine, space and point for fridge and freezer, tiled splashbacks.

## Inner Lobby

3'9 x 6' approx (1.14m x 1.83m approx)

Ceiling light point, laminate flooring, panelled doors to:

## Storage Cupboard

4'3 x 3'8 approx (1.30m x 1.12m approx)

Ceiling light point, light and power.

## Bedroom 2

11'8 x 7'6 approx (3.56m x 2.29m approx)

UPVC double glazed window to the rear, wall mounted radiator, ceiling light point.

## Bedroom 1

9'1 x 11'7 approx (2.77m x 3.53m approx)

UPVC double glazed window to the rear, wall mounted radiator, ceiling light point, wardrobes providing ample storage space.



## Shower Room

5'6 x 6'4 approx (1.68m x 1.93m approx)

A modern white three piece suite comprising of a walk-in shower enclosure with electric Triton shower above, semi recessed vanity wash hand basin with storage cupboards below, low flush w.c., wall mounted radiator, linoleum flooring, ceiling light point and UPVC double glazed window to the side, tiled splashbacks, fitted wall lights with inset shaver point.

## Outside

The property benefits from a front garden laid to lawn with shrubs to the borders and pathway to the front entrance door.

## Garage

With up and over door to the front.

## 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 15mbps Superfast 74mbps

Ultrafast 1000mbps

Phone Signal – EE, 02, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

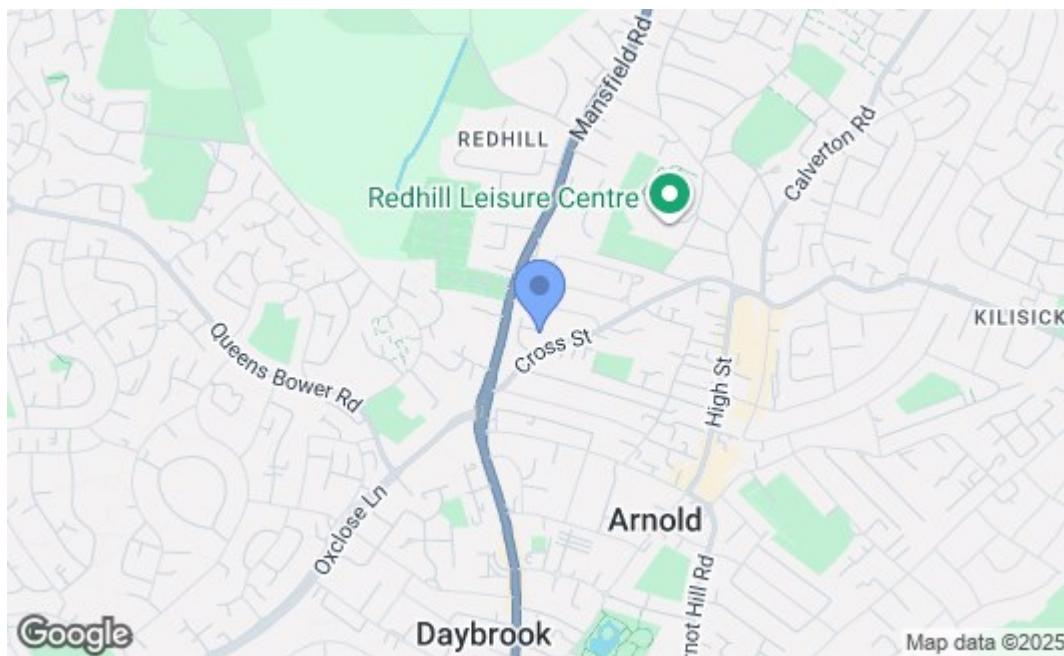
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



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#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 (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.