



Wansford Avenue  
Arnold, Nottingham NG5 8LD

**£170,000 Freehold**

A THREE BEDROOM END OF TERRACE  
FOR SALE IN ARNOLD, NOTTINGHAM!



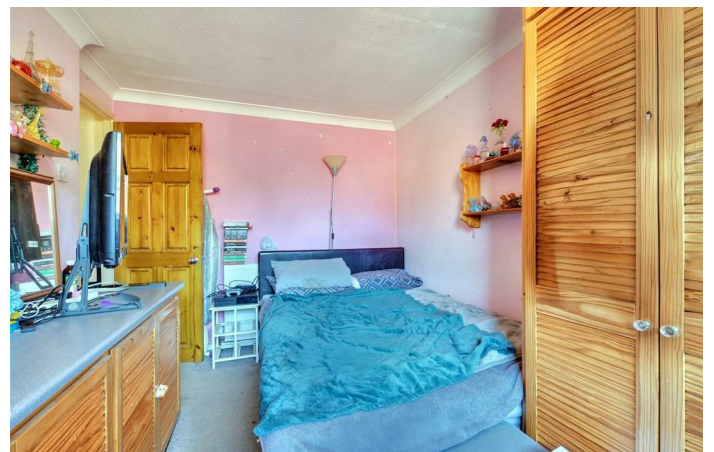
This three-bedroom end-terrace property in Arnold, Nottingham, offers plenty of potential for those looking to invest some time and effort into making it their own. While it needs some TLC, it provides a solid foundation for modernisation.

The property opens into an entrance hall that leads to a downstairs WC, a functional kitchen, and a spacious lounge. From the lounge, you have access to a conservatory that opens into the rear garden, offering additional living space and the opportunity to enjoy the outdoors.

Upstairs, you'll find three good-sized bedrooms and a family bathroom, all offering ample potential for updates and improvements.

To the front, there's a large driveway providing off-road parking, and at the rear, you'll find a garden that's ready to be transformed into a space that suits your needs.

This property is an ideal project for anyone looking to add their own touch. It's well-located in Arnold, with easy access to local amenities, and it's definitely a must-see for buyers who can see its potential.



### Front of Property

To the front of the property there is a gated driveway providing off the road parking for 2/3 cars, fencing and hedging to the boundaries.

### Entrance Hallway

Composite entrance door to the front elevation leading into the entrance hallway comprising tiled flooring, door to downstairs WC, door to kitchen, door to lounge, storage cupboard providing useful additional storage space, wall mounted radiator, coving to the ceiling, under the stairs storage cupboard, staircase leading to the first floor landing.

### Downstairs WC

2'6" x 5'9" approx (0.78 x 1.77 approx)

WC, tiled splashbacks, vanity wash hand basin with separate hot and cold taps.

### Kitchen

10'4" x 8'3" approx (3.15 x 2.53 approx)

Continuation of tiled flooring from the entrance hallway, tiled splashbacks, wall mounted boiler, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, space and plumbing for a fridge freezer, four ring gas hob with cooker hood over, oven, double glazed window to the front elevation, coving to the ceiling, pantry.

### Lounge

15'7" x 16'7" approx (4.76 x 5.06 approx)

Carpeted flooring, coving to the ceiling, wall mounted radiator, archway to the conservatory.

### Conservatory

9'6" x 14'7" approx (2.91 x 4.45 approx)

Laminate floor covering, wall mounted radiator, double glazed windows and door to the rear elevation leading to the rear garden.

### First Floor Landing

Carpeted flooring, coving to the ceiling, access to loft, storage cupboard, doors leading off to rooms.

### Bedroom One

10'9" x 9'2" approx (3.29 x 2.81 approx)

Carpeted flooring, double glazed window to the front elevation, wall mounted radiator, built-in storage, coving to the ceiling.

### Bedroom Two

8'5" x 13'0" approx (2.57 x 3.98 approx)

Carpeted flooring, double glazed window to the rear elevation, wall mounted radiator, coving to the ceiling.

### Bedroom Three

6'10" x 10'0" approx (2.10 x 3.05 approx)

Carpeted flooring, double glazed window to the rear elevation, wall mounted radiator, built-in storage, coving to the ceiling.

### Bathroom

Laminate floor covering, WC, double glazed window to the rear elevation, wash hand basin with separate hot and cold taps, tiled splashbacks, panelled bath with separate hot and cold taps, electric shower.

### Rear of Property

To the rear of the property there is an enclosed rear garden with artificial lawned area, paved patio area, shed, fencing to the boundaries.

### 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 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

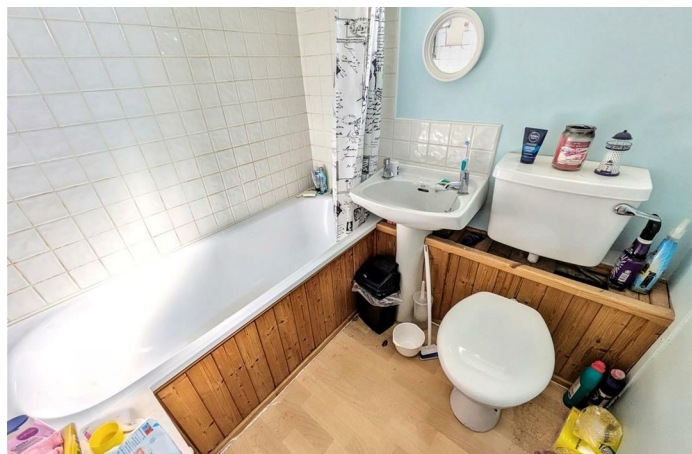
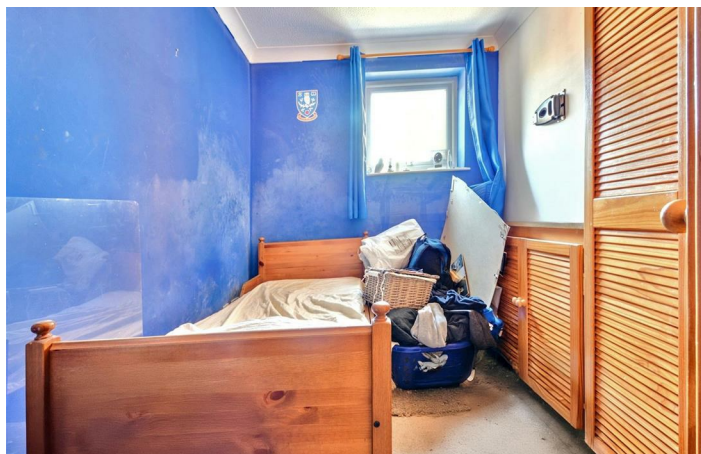
Flood Risk: No flooding in the past 5 years

Flood Defences: No

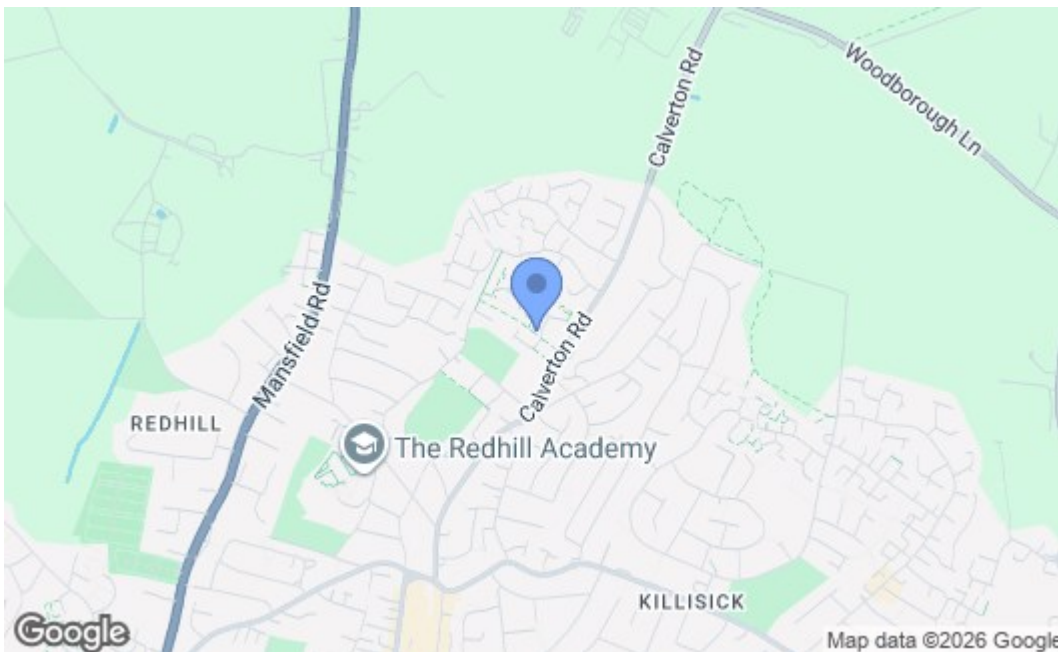
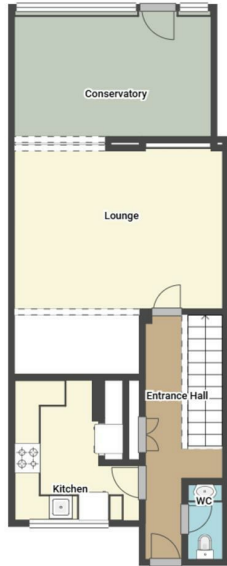
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



**Robert Ellis**  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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			
<b>England &amp; Wales</b>		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.