



Ravenswood Road
Arnold, Nottingham NG5 7FP

£210,000 Freehold

A FAMILY HOME FOR SALE IN ARNOLD!



A three-bedroom semi-detached home situated in a popular residential location within Arnold, offering spacious accommodation, off-road parking for multiple vehicles, a garage and an enclosed rear garden. Requiring some cosmetic updating, the property presents an excellent opportunity for buyers looking to put their own stamp on a home and create a space tailored to their own tastes and requirements.

The accommodation comprises an entrance hallway with useful understairs storage and potential for a downstairs WC, a generous lounge featuring a log burner, and a fitted kitchen with a range of wall and base units, integrated cooking facilities and access to the rear garden. A useful pantry/utility area provides additional storage and space for laundry appliances.

To the first floor are three bedrooms and a family bathroom fitted with a three-piece suite including a shower over the bath.

Outside, the property benefits from a block-paved driveway providing off-road parking for several vehicles and access to the garage. To the rear is an enclosed garden incorporating a patio area, decked seating area and lawn, offering plenty of scope to create an attractive outdoor retreat.

Conveniently located within walking distance to Arnold town centre, a range of local amenities, reputable schools and excellent transport links, this property would make an ideal purchase for first-time buyers, families or anyone seeking a home with potential.



Entrance Hallway

UPVC entrance door to the front elevation, original wooden flooring, wall mounted radiator, UPVC double glazed window to the side elevation, staircase leading to the first floor landing, understairs storage, storage cupboard with plumbing potential for a downstairs WC subject to the buyers needs and requirements, door leading through to the lounge.

Lounge

12'64 x 12'50 approx (3.66m x 3.66m approx)
Wooden flooring, UPVC double glazed window to the front elevation, coving to the ceiling, log burner, door to the kitchen.

Kitchen

15'96 x 8'98 approx (4.57m x 2.44m approx)
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 dishwasher, space and plumbing for a washing machine, electric oven, four ring gas hob and extractor hood over, space and point for a fridge freezer, tiled splashbacks, laminate flooring, doorway leading to the pantry/utility, recessed spotlights to the ceiling, UPVC door leading out to the rear garden, UPVC double glazed window to the rear elevation.

Pantry/Utility

Space and point for a tumble dryer, housing the gas central heating combination boiler.

First Floor Landing

Carpeted flooring, access to the loft, UPVC double glazed window to the side elevation, doors leading off to:

Bedroom One

12'66 x 11'23 approx (3.66m x 3.35m approx)
UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring, coving to the ceiling.

Bedroom Two

9'19 x 12'68 approx (2.74m x 3.66m approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, carpeted flooring.

Bedroom Three

7'13 x 9'23 approx (2.13m x 2.74m approx)
UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring, coving to the ceiling, storage cupboard.

Bathroom

5'26 x 7'88 approx (1.52m x 2.13m approx)
UPVC double glazed window to the rear elevation, vinyl flooring, wall mounted radiator, handwash basin with separate hot and cold taps, tiled splashbacks, shower cubicle with mains fed shower over, WC, bath with mixer tap and shower attachment.

Outside

Rear of Property

To the rear of the property there is an enclosed rear garden incorporating a patio area with steps leading to a decked area and garden laid to lawn, two outdoor stores, side access to the garage, a range of plants and shrubbery planted to the borders, fencing to the boundaries.

Garage

Front of Property

To the front of the property there is a block paved driveway providing off the road parking for multiple cars with access to the garage and walled 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 16mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

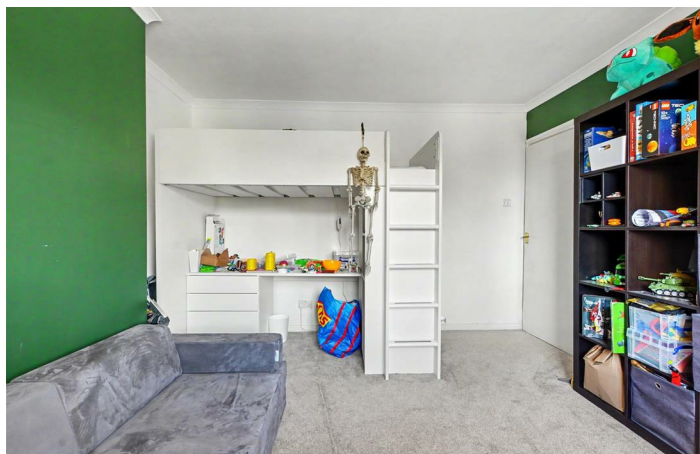
Flood Risk: No flooding in the past 5 years

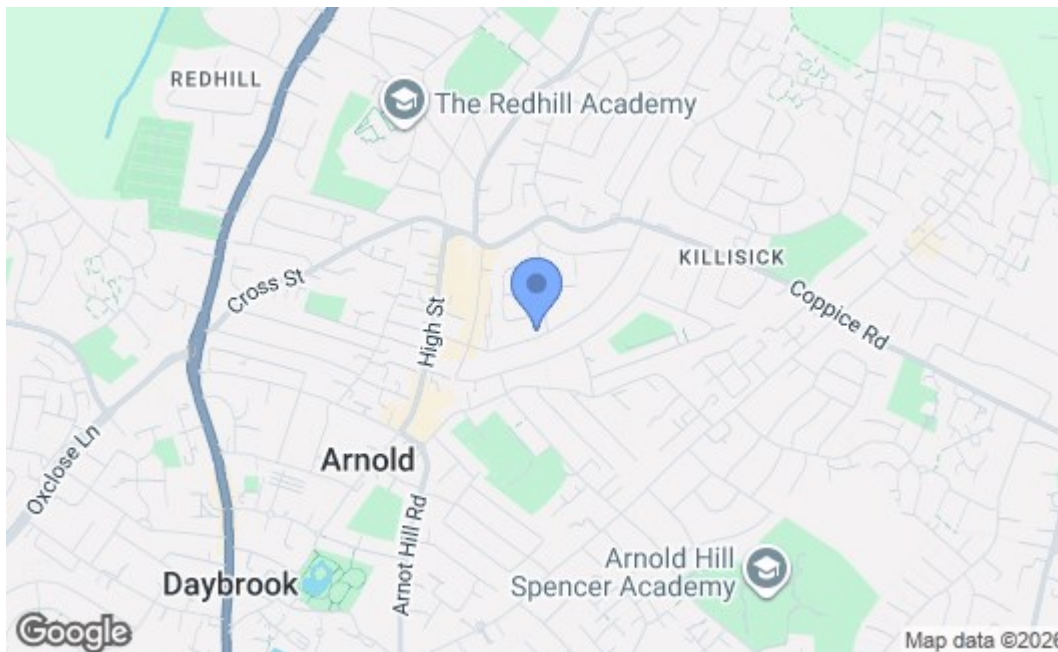
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	75
(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			
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.