



**Ravenswood Road  
Arnold, Nottingham NG5 7FP**



A THREE BEDROOM SEMI-DETACHED  
FAMILY HOME SITUATED IN ARNOLD,  
NOTTINGHAM.

**Guide Price £220,000 Freehold**

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\*\*GUIDE PRICE £220,000-£230,000!\*\*

Robert Ellis are extremely pleased to bring to the market this THREE BEDROOM SEMI-DETACHED FAMILY HOME SITUATED IN ARNOLD, NOTTINGHAM.

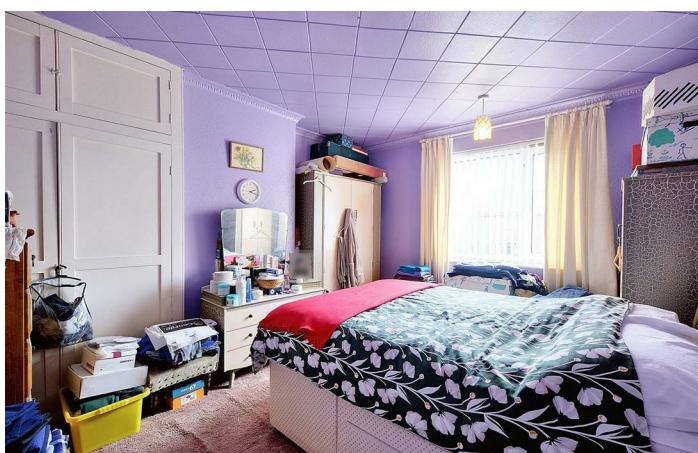
The property has been owned by the same family for the last several decades and offers a great opportunity for a new family to purchase. Being situated within walking distance of Arnold High Street we are sure the property won't be around for long.

Constructed of brick to the external elevation all under a tiled roof, deriving the benefit of modern conveniences such as gas central heating and double glazing throughout.

In brief, the accommodation comprises of an entrance porch, entrance hallway, fitted kitchen, living room and ground floor WC. To the first floor, there are three bedrooms and a separate family bathroom.

With gardens to the front and rear elevations along with a driveway for off the road hard standing and outbuilding for additional storage.

Contact the office to make your appointment to view today - Viewing comes recommended!



## Entrance Porch

7'5 x 3'10 approx (2.26m x 1.17m approx)

UPVC double glazed entrance door to the front with UPVC double glazed windows either side, tiling to the floor, wall mounted radiator, brick built walls, internal UPVC double glazed door leading into Entrance Hallway

## Entrance Hallway

Stairs to the first floor, wall mounted radiator, ceiling light point, coving to the ceiling, under stairs storage cupboard, UPVC double glazed window to the side, panelled doors leading into:

## Ground Floor WC

2'5 x 5'6 approx (0.74m x 1.68m approx)

Low flush WC, wall mounted radiator, UPVC double glazed window to the side, ceiling light point

## Living Room

13' x 13'2 approx (3.96m x 4.01m approx)

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

## Dining Kitchen

16'6 x 9'5 approx (5.03m x 2.87m approx)

With a range of matching wall and base units incorporating laminate work surface over, stainless steel sink with hot and cold tap above, space and point for a free standing gas cooker, space and plumbing for an automatic washing machine, UPVC double glazed window to the rear, UPVC double glazed access door to the rear garden, ceiling light point, coving to the ceiling, wall mounted radiator, space and point for a free standing cooker, panelled door to:

## Pantry

UPVC double glazed window to the rear, shelving providing storage space and quarry tiled floor.

## First Floor Landing

UPVC double glazed window to the side, loft access hatch, ceiling light point and panelled doors to:

## Bedroom 1

13'2 x 11'9 approx (4.01m x 3.58m approx)

UPVC double glazed window to the front, ceiling light

point, wall mounted radiator, coving to the ceiling and built-in wardrobe.

## Bedroom 2

13' x 9'6 approx (3.96m x 2.90m approx)

UPVC double glazed window to the rear, wall mounted radiator, ceiling light point, storage cupboard housing refitted Worcester Bosch gas central heating combination boiler.

## Bedroom 3

9'8 x 7'5 approx (2.95m x 2.26m approx)

UPVC double glazed window to the front, wall mounted radiator, built-in storage over the stairs, ceiling light point.

## Bathroom

7'9 x 5'7 approx (2.36m x 1.70m approx)

UPVC double glazed window to the rear, three piece suite comprising of a walk-in shower enclosure with mains fed shower above, low flush w.c., recessed vanity wash hand basin with storage cupboard below, tiling to the walls, ceiling light point, heated towel rail.

## Outside

To the front of the property there is a driveway providing ample off the road vehicle hard standing, low maintenance walled gravelled garden with raised planter, pathway to the entrance door.

To the rear there is an enclosed garden with fencing to the boundaries, brick built store.

## Garden Store

6'4 x 8'1 approx (1.93m x 2.46m approx)

Front and side access door, rear window, light and power.

## Front Store

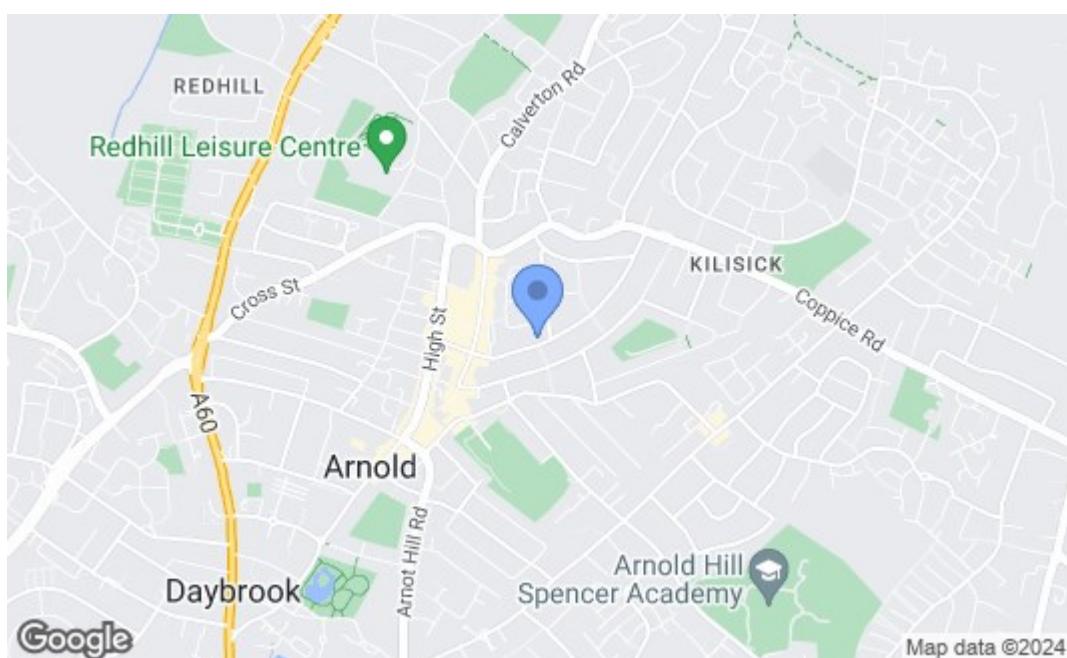
4' x 5'4 approx (1.22m x 1.63m approx)

Front access door, secure storage space with light and power.

## Council Tax

Gedling Borough Council Band B





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		84
(81-91) B		70
(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.