Robert Ellis

look no further. . .







Galway Road
Arnold, Nottingham NG5 7AY

TWO/THREE BEDROOM SEMI DETACHED HOME IN A PRIME ARNOLD LOCATION WITH NO CHAIN.

Offers In The Region Of £240,000 Freehold



Perfectly positioned within walking distance of local schools, shops and excellent transport links, and just moments from Arnold Town Centre, this home offers convenience and great living space in equal measure.

As you enter, the hallway leads to a bright and comfortable lounge, a downstairs WC and a spacious kitchen diner ideal for everyday living and entertaining. The kitchen diner also gives access to a versatile study or bedroom three, perfect for working from home, a playroom or guest space. The property also benefits from a recently fitted boiler, installed less than a year ago, offering peace of mind and improved energy efficiency.

Stairs lead to the first floor where you will find two well-proportioned bedrooms and a family bathroom.

Outside there is an enclosed rear garden ready to enjoy, along with a driveway and front garden providing off-road parking.

With no onward chain, this is a fantastic opportunity for first-time buyers, investors or anyone looking for a straightforward move. Early viewing is highly recommended.





Entrance Hallway
UPVC double glazed entrance door to the front elevation leading into the entrance hallway comprising UPVC double glazed window to the front elevation, carpeted staircase leading to the first floor landing, vinyl flooring, wall mounted radiator, doors leading off to:

Lounge
11'57 x 11'07 approx (3.35m x 3.53m approx)
UPVC double glazed bay fronted window to the front elevation, vinyl flooring, coving to the ceiling, electric fireplace, dado rail.

WC
2'28 x 3'61 approx (0.61m x 0.91m approx)
WC, vinyl flooring, built-in storage.

Kitchen Diner
10'63 x 25'90 approx (3.05m x 7.62m approx)
Wooden flooring, two UPVC double glazed windows to the rear elevation, UPVC double glazed French doors to the rear elevation, recessed spotlights to the ceiling, two wall mounted radiators, a range of wall and base units with worksurfaces over incorporating 1.5 bowl sink unit with mixer tap over, integrated dishwasher, space and plumbing for a washing machine, integrated double oven with induction hob over and extractor hood above, island unit providing additional storage, built-in storage, ample space for a dining table, door leading to the office/bedroom.

Office/Bedroom
6'97 x 7'15 approx (1.83m x 2.13m approx)
UPVC double glazed window to the front elevation, recessed spotlights to the ceiling, wooden flooring.

This versatile space can be utilised subject to the buyers needs and requirements.

First Floor Landing
Wooden flooring, UPVC double glazed window to the side elevation, access to the loft, doors leading off to:

Bedroom One
8'89 x 12'32 (to the wardrobes) approx (2.44m x 3.66m (to the wardrobes) approx)
UPVC double glazed window to the front elevation, wall mounted radiator, built-in wardrobes, recessed spotlights to the ceiling, wooden flooring.

Bedroom Two
9'26 x 10'16 approx (2.74m x 3.05m approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, built-in storage, ceiling light point, wooden flooring.

Bathroom
6'49 x 7'57 approx (1.83m x 2.13m approx)
UPVC double glazed window to the rear elevation, laminate flooring, tiling to the walls, heated towel rail, WC, handwash basin with mixer tap, wall mounted radiator, panelled bath with mixer tap and shower attachment, electric shower over, extractor fan.

Outside

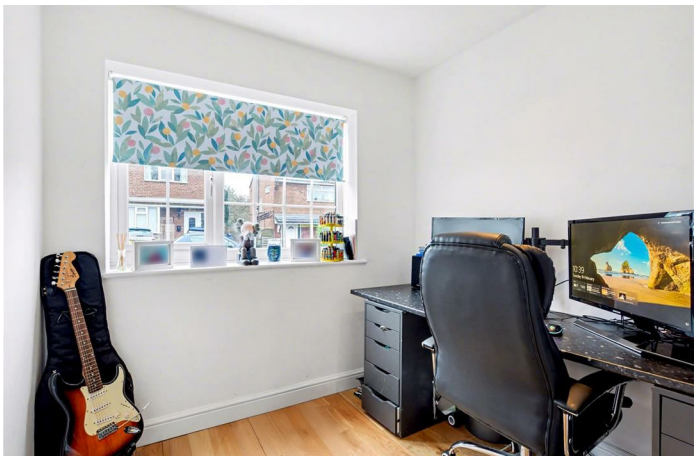
Rear of Property
To the rear of the property there is an enclosed rear garden with paved patio area, artificial lawn, access to the garage, fencing and hedging to the boundaries, outdoor water tap.

Garage

Front of Property
To the front of the property there is a driveway providing off the road parking, lawned area with hedging 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 15mbps 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

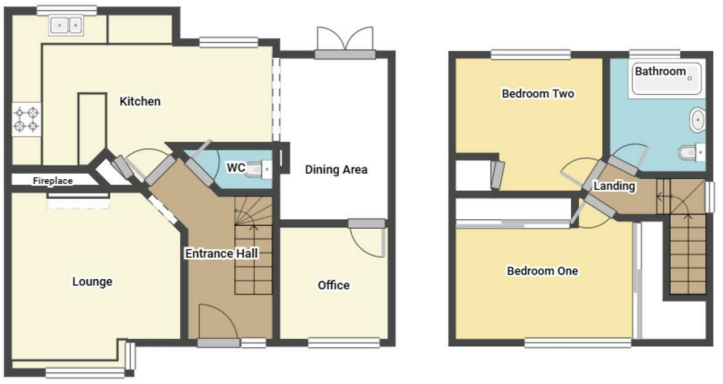


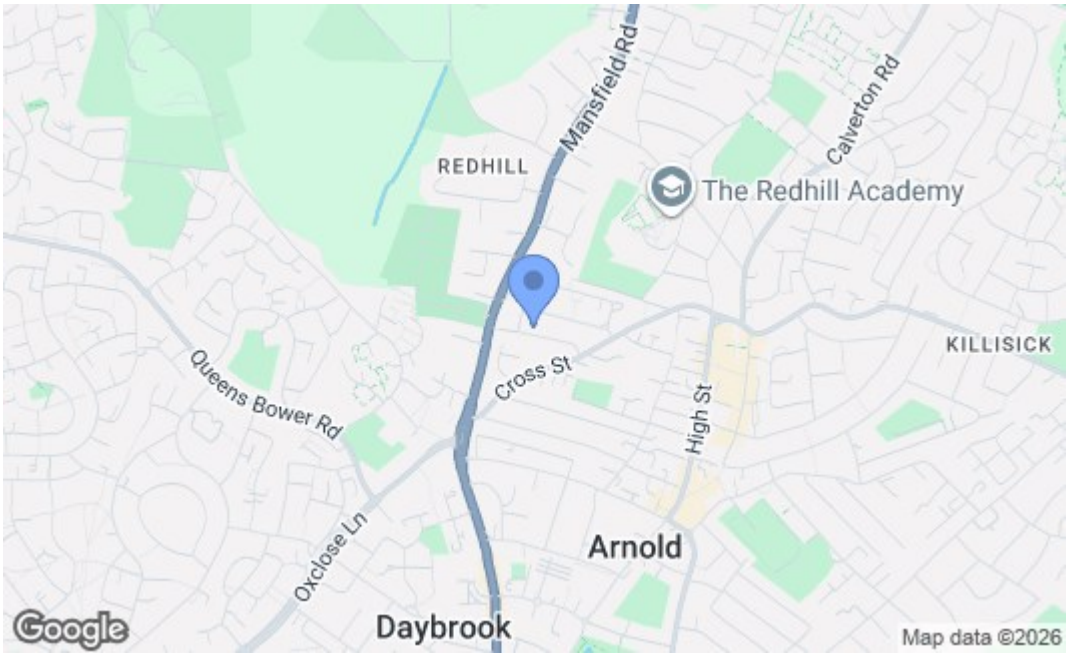


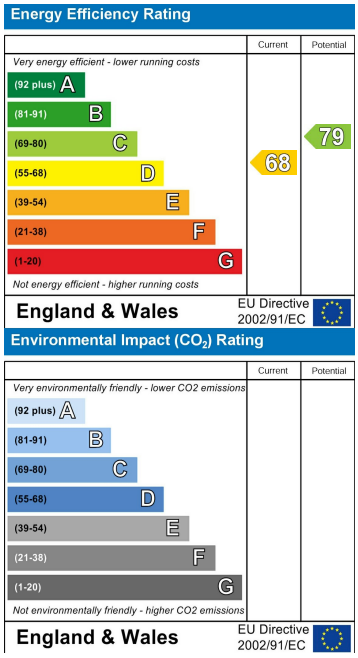












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.