



£280,000

Homefield Avenue, Arnold, Nottingham NG5 8GA

EPC Rating D



Well presented detached family home with transport links and convenience store within a short walking distance. In brief, the accommodation spans two floors and comprises an entrance hall with stairs to the first floor, downstairs WC, bay fronted living room open plan to a dining room which leads to a conservatory at the rear. Cream shaker style re-fitted kitchen with fitted oven, microwave, gas hob, extractor, integrated fridge freezer and LED plinth lighting. Side lobby with a door to the carport at the front and a door to a utility room which is in need of modernisation offering scope for alterations, if desired. To the first floor are three bedrooms and a modern re-fitted four piece bathroom with a corner bath and separate shower cubicle. To the front is a low maintenance garden, driveway and carport and to the rear is a lawn garden and paved patio. This property also benefits from having a new boiler fitted in 2022 and a current EICR (satisfactory electric condition report) Arnold is a busy market town with great public transport links to Nottingham City Centre. There are local primary and secondary schools in the area, supermarkets, a leisure centre, eateries, public houses and an assortment of shops.

- Freehold
- Council tax band C

ENTRANCE HALL 14' 5" x 6' 11" (4.39m x 2.11m)

WC 4' 5" x 3' 0" (1.35m x 0.91m)

KITCHEN 11' 0" x 7' 10" (3.35m x 2.39m)

SIDE ENTRANCE 7' 11" x 3' 3" (2.41m x 0.99m)

UTILITY ROOM 11' 0" x 7' 11" (3.35m x 2.41m)

LIVING ROOM AREA 15' 1" into bay x 10' 10" (4.6m x 3.3m)

DINING ROOM AREA 9' 10" x 9' 10" (3m x 3m)

CONSERVATORY 9' 1" x 8' 11" (2.77m x 2.72m)

BEDROOM ONE 11' 4" x 11' 0" (3.45m x 3.35m)

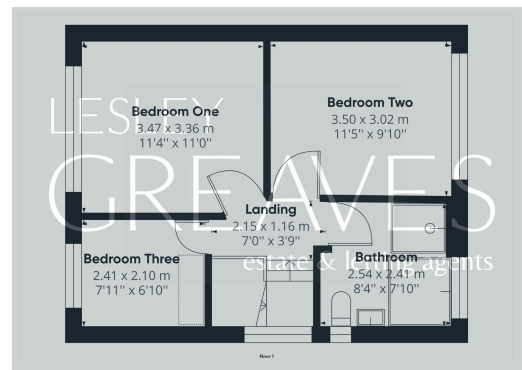
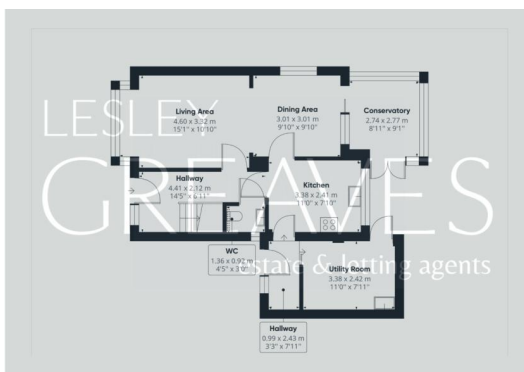
BEDROOM TWO 11' 5" x 9' 10" (3.48m x 3m)

BEDROOM THREE 7' 11" x 6' 10" (2.41m x 2.08m)

BATHROOM 8' 4" x 7' 10" (2.54m x 2.39m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



LOCAL AUTHORITY: Gedling Borough Council COUNCIL TAX BAND: C

20 Main Road
Gedling
Nottingham
NG4 3HP

Contact Us
www.lesleygreaves.co.uk
sales@lesleygreaves.co.uk
0115 987 7337

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Company Registration Number: 5773186 | VAT Number: 917862296

