



£160,000

OFFERS OVER
ARTHUR STREET
NETHERFIELD

- TWO RECEPTION ROOMS
- MODERN FITTED KITCHEN
- TWO BEDROOMS
- FOUR PIECE BATHROOM
- EXTERNAL WALL INSULATION
- CLOSE TO LOCAL AMENITIES
- EPC C



Beautifully Presented Mid-Terraced Home

WELCOME TO THIS BEAUTIFULLY PRESENTED MID-TERRACED HOME, OFFERED TO THE MARKET WITH NO CHAIN AND IDEALLY POSITIONED CLOSE TO A WIDE RANGE OF LOCAL AMENITIES WHILE PROVIDING EXCELLENT TRANSPORT LINKS INTO NOTTINGHAM CITY CENTRE. WITH VICTORIA RETAIL PARK AND COLWICK PARK JUST A SHORT DISTANCE AWAY, THE LOCATION OFFERS SUPERB CONVENIENCE ON YOUR DOORSTEP.

UPON ENTERING, YOU ARE WELCOMED INTO A COSY LIVING ROOM FEATURING A DECORATIVE FIREPLACE, CREATING AN INVITING SPACE IDEAL FOR RELAXATION. BETWEEN THE LIVING AND DINING ROOM, THERE IS A USEFUL BUILT-IN STORAGE CUPBOARD WITH POWER, ADDING TO THE HOME'S FUNCTIONALITY. THE LIVING ROOM THEN FLOWS SEAMLESSLY INTO THE DINING ROOM, WHICH ALSO SHOWCASES A DECORATIVE FIREPLACE AND PROVIDES A GENEROUS AREA FOR ENTERTAINING. FROM THE DINING ROOM, STAIRS LEAD TO THE FIRST FLOOR, CONTRIBUTING TO THE HOME'S PRACTICAL AND WELL-DESIGNED LAYOUT.

THE MODERN FITTED KITCHEN OFFERS AMPLE WORKSPACE AND ROOM FOR FREESTANDING APPLIANCES, COMPLEMENTED BY A PRACTICAL LAYOUT AND DIRECT ACCESS TO THE THE REAR GARDEN, ENHANCING THE INDOOR-OUTDOOR FLOW.

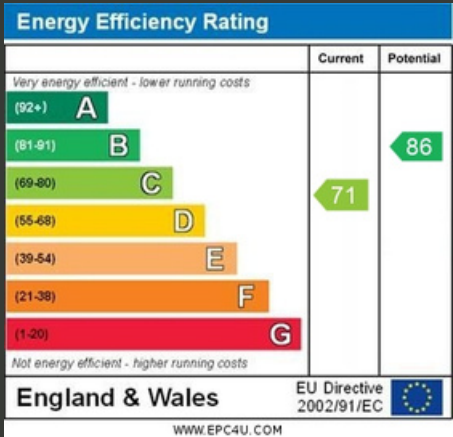
TO THE FIRST FLOOR, THERE ARE TWO WELL-PROPORTIONED BEDROOMS, WITH THE MAIN BEDROOM BENEFITING FROM BUILT-IN STORAGE AND BOTH OFFERING COMFORTABLE, PRIVATE RETREATS. THE SPACIOUS FOUR-PIECE BATHROOM INCLUDES A SEPARATE SHOWER AND ADDITIONAL STORAGE.

OUTSIDE, THE LOW-MAINTENANCE REAR GARDEN FEATURES A PATIO SEATING AREA, MAKING IT AN IDEAL SPOT FOR OUTDOOR DINING.

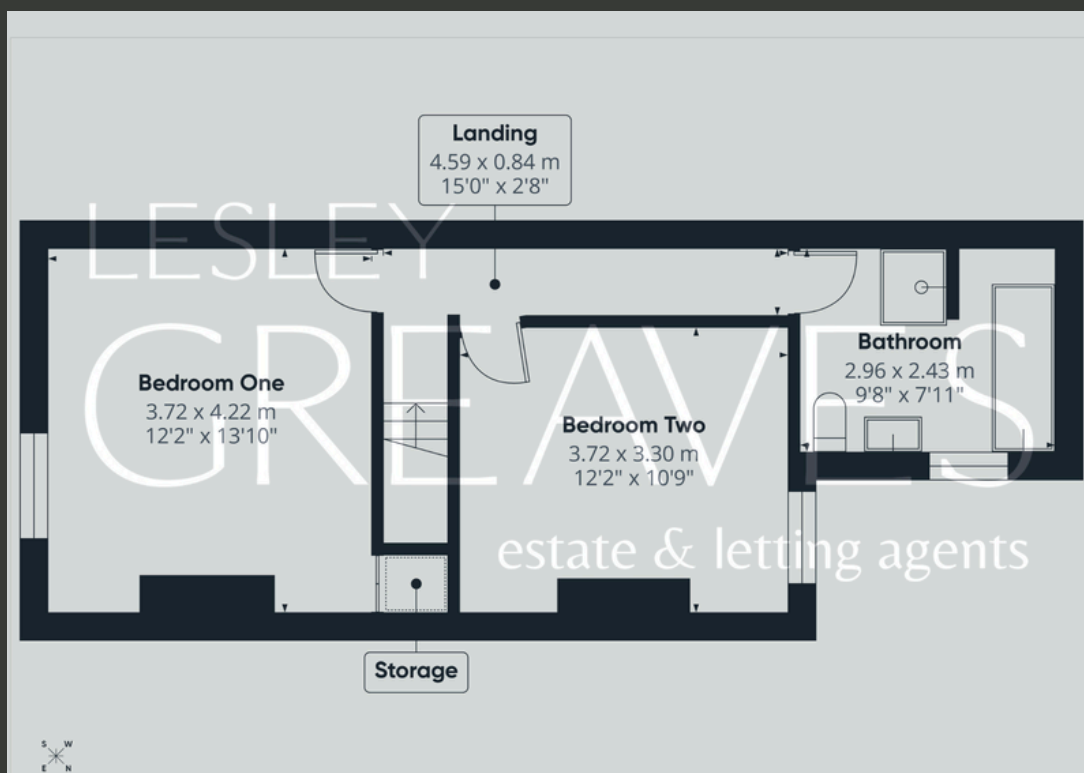
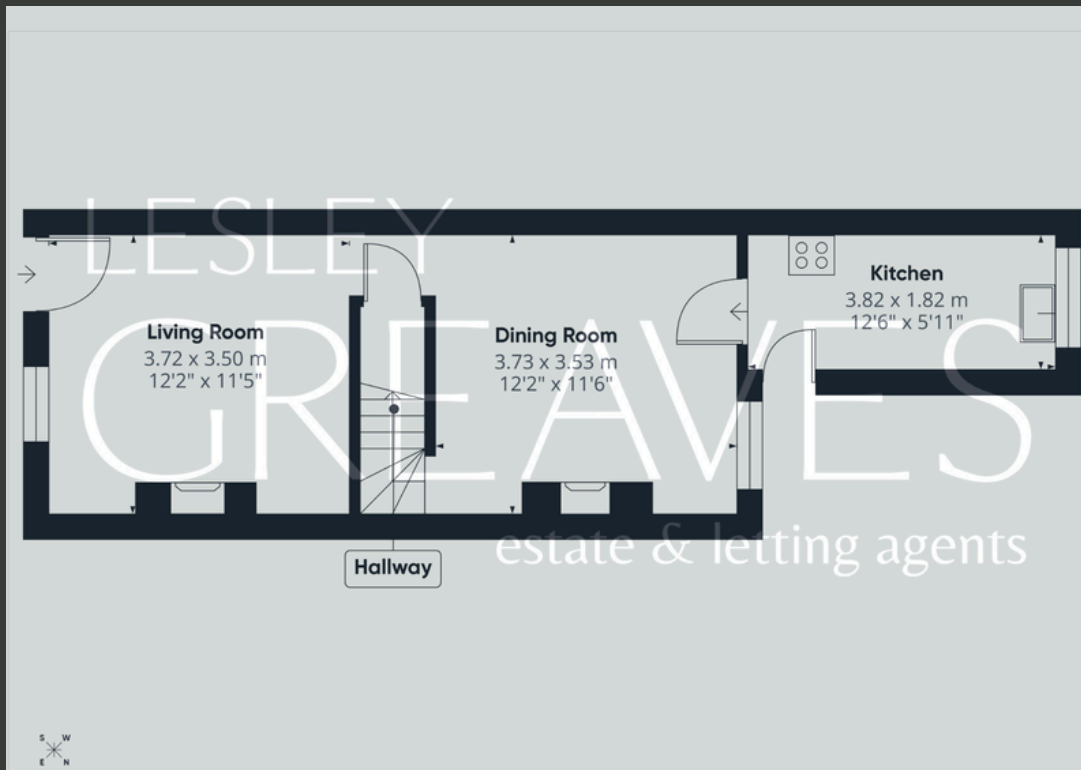
FURTHER BENEFITS INCLUDE EXTERNAL WALL INSULATION, NEW FASCIAS AND GUTTERING, UPDATED WINDOWS AND A RECENTLY INSTALLED COMBI BOILER, ALL COMPLETED FROM 2021 ONWARD PROVIDING IMPROVED ENERGY EFFICIENCY.

THIS CHARMING HOME IS PERFECT FOR A VARIETY OF BUYERS. EARLY VIEWING IS HIGHLY RECOMMENDED.

- FREEHOLD
- COUNCIL TAX; BAND A
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 81 SQ METERS







Agent's Note: These particulars have been prepared in good faith and are provided for guidance purposes only. While every effort has been made to ensure their accuracy, they should not be relied upon as exact. All measurements are approximate, and floor plans are for illustrative purposes only. Prospective buyers or tenants are advised to verify all details independently, conduct their own due diligence, and note that services, systems, and appliances have not been tested.

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