



DavidJames
the estate agent

Spinningdale, Arnold, Nottingham, NG5 8QS

Guide Price £175,000

About This Property

We are pleased to present this fantastic townhouse which has recently undergone redecoration throughout and features brand new carpets to create a fantastic turn-key opportunity! The property is readily available with no upward chain, making it an excellent choice for those looking to make their first home purchase, secure a savvy investment or simply downsize. The house also sits a short walk from frequent bus services to the City Centre and surrounding areas with Arnold's excellent amenities within easy reach.

Inside, the house offers a spacious lounge with a new feature fire and a dining kitchen with an included freestanding cooker, fridge/freezer and washing machine alongside plenty of room for a table and chairs.

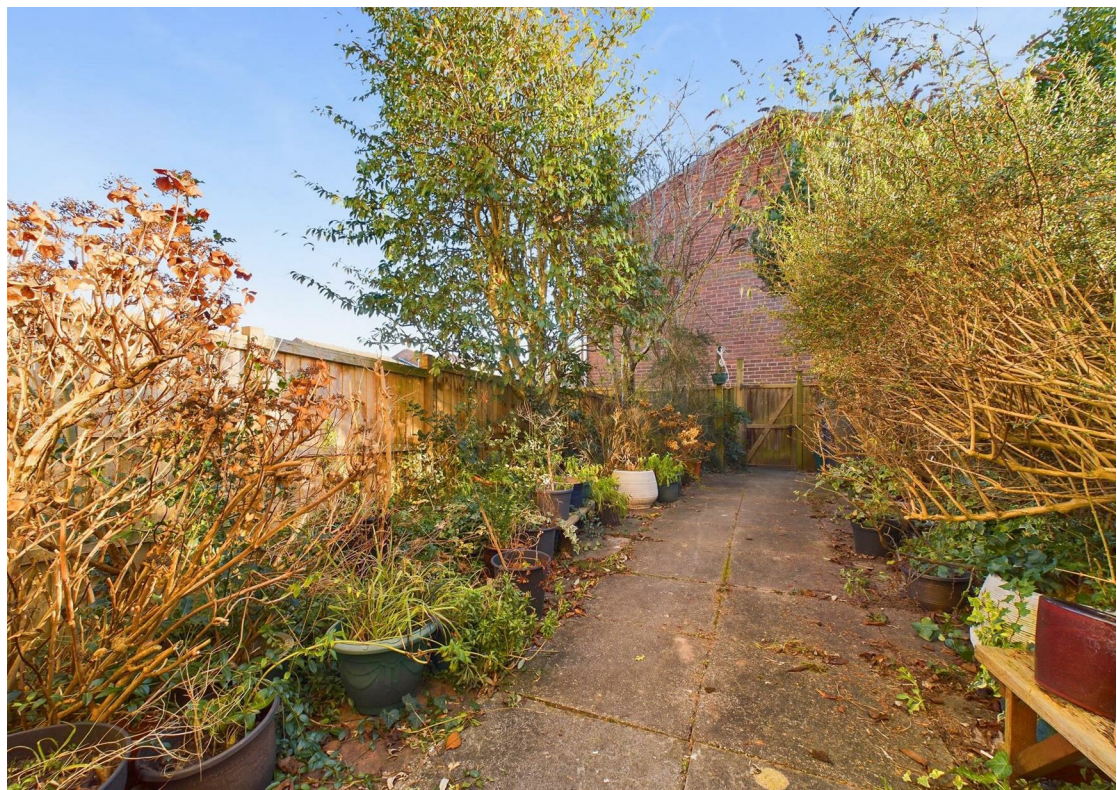
Upstairs, two double bedrooms await, with the main bedroom boasting a handy in-built wardrobe. The modern shower room is a highlight, showcasing a white suite, a large walk-in cubicle and a towel radiator. The landing also gives access to a useful storage cupboard which houses the hot water tank and electric heater which serves the radiators.

Outside, the property features an enclosed rear garden, complete with a rear pedestrian lock-up gate, offering a private outdoor space for relaxing or entertaining. A very short walk away from the property, there is also the benefit of a garage situated in a block.

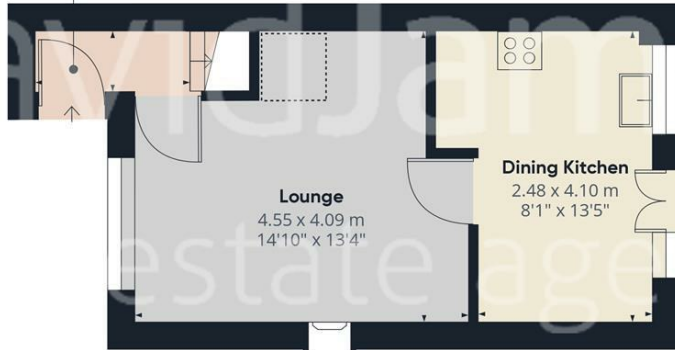


- Well-presented townhouse
- Recently redecorated with new carpets
- Offered with no upward chain
- An ideal turn-key first time buy, investment purchase or downsize move
- Good-sized lounge with new feature fire
- Dining kitchen with included freestanding appliances
- Two double bedrooms
- Modern shower room with white suite
- Electric heating with radiators and UPVC double glazing
- Enclosed rear garden plus a useful garage





Entrance Hall
2.17 x 0.90 m
7'1" x 2'11"



Floor 0



Floor 1



Approximate total area*

58.22 m²
626.63 ft²

Reduced headroom

0.86 m²
9.26 ft²

Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Council Tax Band: B
Gedling Borough Council
Freehold

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