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**DavidJames**  
the estate agent

**Woodside Drive, Arnold, Nottingham, NG5 7BU**

**Guide Price £140,000**



# About This Property

GUIDE PRICE £140,000 - £150,000 Welcome to this inviting first-floor maisonette, presenting a perfect opportunity for first-time buyers eager to embark on homeownership, those considering downsizing or investors looking to enhance their property portfolio. This home is ideally located just a short walk from Arnold's excellent amenities, offering a wide selection of shops, supermarkets, pubs and eateries as well as frequent bus services to Nottingham City Centre.

As you enter the property, an initial entrance hall leads you into a bright and spacious lounge/dining room. This area serves as the heart of the home, featuring an open plan layout with a superb modern breakfast kitchen. The kitchen is equipped with an integrated oven, hob and extractor with space available for a freestanding washing machine and an under-counter fridge.

An inner hallway offers access to two generously sized double bedrooms alongside the complementing bathroom which boasts a modern three-piece suite with vanity storage and a twin-head over-bath shower. Also from the hallway, you'll find a handy storage cupboard, equipped with power and lighting and providing additional space for white goods if necessary, making it an invaluable feature for organising household essentials.

Further enhancing this home is UPVC double glazing, gas central heating powered by a recently serviced boiler as well as a balcony to the front.

Outside, the low-maintenance garden offers a tranquil retreat - complemented by a handy versatile shed outbuilding. Additionally, a garage located in a block to the side of the property provides either secure parking or extra storage space!

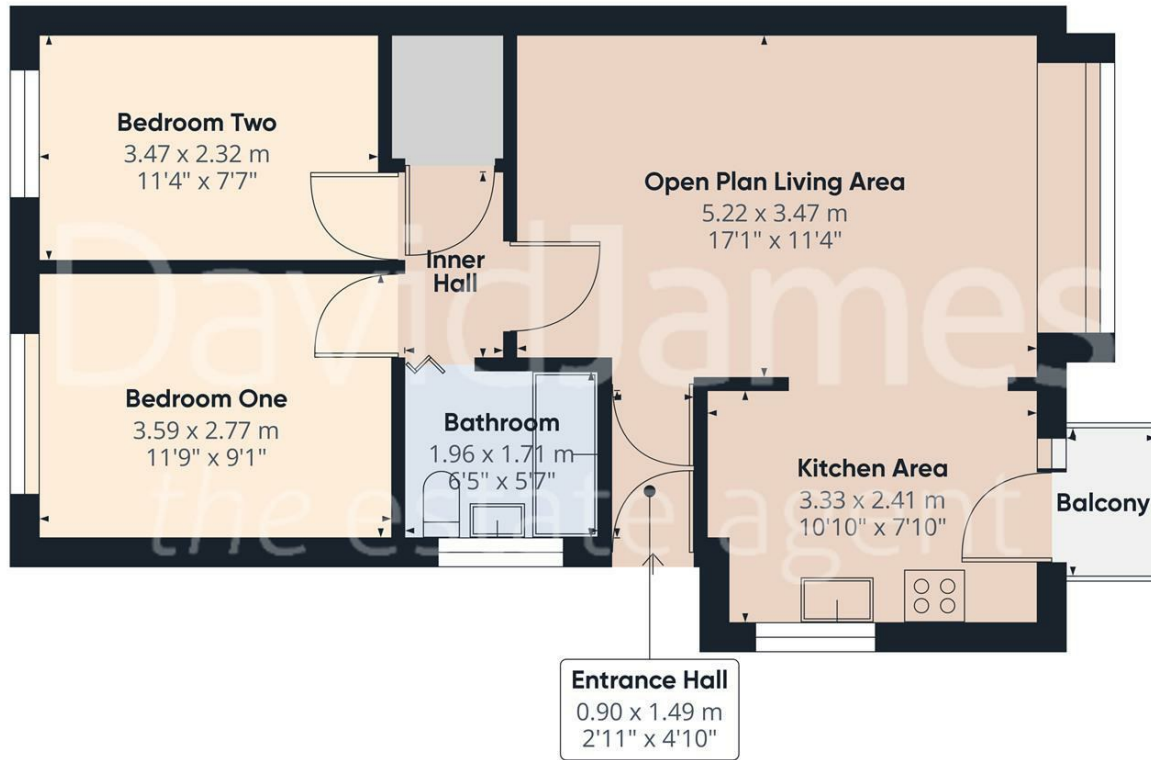


- First floor maisonette
- Well-presented throughout
- Ideal for a first-time buyer, investor or those looking to downsize
- A short walk from Arnold's excellent amenities
- Bright and spacious open plan living space
- Modern breakfast kitchen with integrated cooking appliances
- Two double bedrooms
- Modern bathroom with a three-piece suite
- Low-maintenance rear garden with a useful shed outbuilding
- Garage in a block to the side of the property







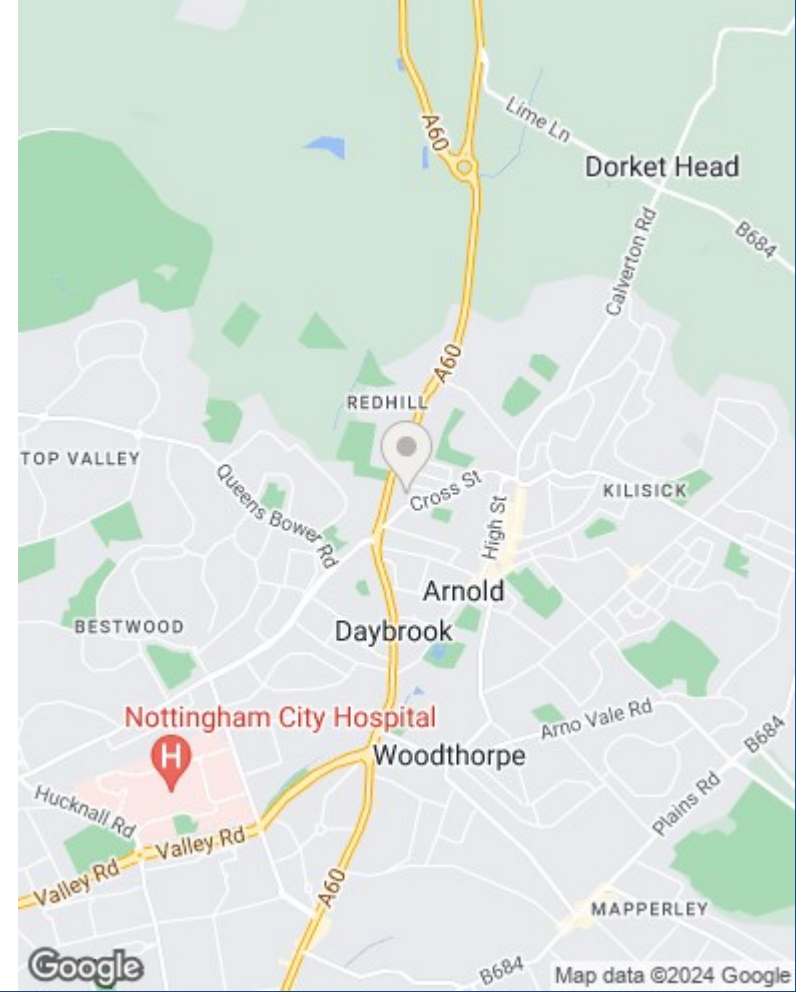


Approximate total area\*\*  
54.62 m<sup>2</sup>  
587.9 ft<sup>2</sup>

(\*) Excluding balconies and terraces

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**  
**Leasehold**

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