



DavidJames
the estate agent

Gedling Road, Arnold, Nottingham, NG5 6NQ

Guide Price £200,000

About This Property

We are pleased to present this superb mid-terrace house, perfect for first-time buyers looking to step onto the property ladder and located in the heart of Arnold! This home offers the convenience of a wide variety shops, bars and eateries right on your doorstep as well as being situated just a short walk from various schools and frequent bus services to Nottingham City Centre.

Upon entering, you'll be greeted by a bright and spacious lounge, featuring two sets of eye-level sockets that provide the option for a wall-mounted television on either the chimney breast or rear wall. The superb dining kitchen is fitted with a range of modern units and integrated appliances, including an electric oven, hob, and extractor. This area also offers open access to the adjoining utility room, which is equipped with matching units and leads to a former wet room that now serves as a WC and laundry room with space for laundry appliances. Additionally, this space benefits from a Bluetooth speaker system.

The dining kitchen area also has stairs leading down to the tanked basement, which has been plastered and now includes power and lighting, making it a versatile space for various needs with lots of potential.

On the first floor, you'll find two bedrooms, both with useful in-built storage cupboards/wardrobes, and a family bathroom with a three-piece suite including a bath with body jets and an over-bath shower. The top floor boasts a further well-presented double bedroom which has been recently skimmed and has a Velux-style window.

Outside, the rear garden features an initial shared walkway leading to a gated private garden with a recently laid lawn, a patio seating area perfect for garden furniture and a versatile timber summerhouse outbuilding. Additional conveniences include an outside tap and external power sockets.



- Mid-terrace house
- Arnold's excellent amenities on the doorstep
- An ideal first-time purchase
- Bright and spacious lounge
- Superb modern dining kitchen with adjoining utility and laundry/WC spaces
- Tanked and plastered basement with power and lighting
- Three bedrooms
- Bathroom with a three-piece suite
- Gas central heating with a Baxi boiler (approximately 18 months old)
- Good-sized rear garden with lawn, a patio seating area and useful summerhouse





Floor -1



Floor 0



Floor 2



Floor 3



Approximate total area*
84.93 m²
914.2 ft²

(*) 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: A
Gedling Borough Council
Freehold

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