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**DavidJames**  
the estate agent

High Street, Arnold, Nottingham, NG5 7DE

Guide Price £195,000



# About This Property



Welcome to this inviting mid-terrace house which is perfectly positioned to take full advantage of Arnold's excellent amenities! This property offers convenient access to shops and supermarkets as well as bars and eateries whilst frequent bus services on the doorstep regularly frequent Nottingham City Centre and the surrounding areas - perfect for those looking for a simple commute.

Upon entering, you are greeted by an initial entrance porch that leads into a generously sized lounge. This space is ideal for relaxing and features a fantastic remote-controlled log-effect gas fire, creating a warm and cosy atmosphere.

The superb kitchen is a highlight of this home, boasting a generous range of modern units, including tall pull-out larders and a breakfast bar seating area with additional storage cupboards beneath. Integrated appliances include a NEFF Slide&Hide oven, combi microwave, Samsung electric hob with extractor and a slimline dishwasher whilst there is also space available for a freestanding washing machine and fridge/freezer.

Off the kitchen, you'll find a door and staircase down to the cellar and to the opposite side of the room, a useful storage space that could function as a utility area which in turn leads to the cloakroom/WC, equipped with a modern suite.

Upstairs, the property offers two good-sized bedrooms. The main bedroom stands out with fitted sliding door wardrobes featuring double hanging rails, providing ample storage space. The bathroom complements the bedrooms and is fitted with a three-piece suite, including a feature freestanding bath.

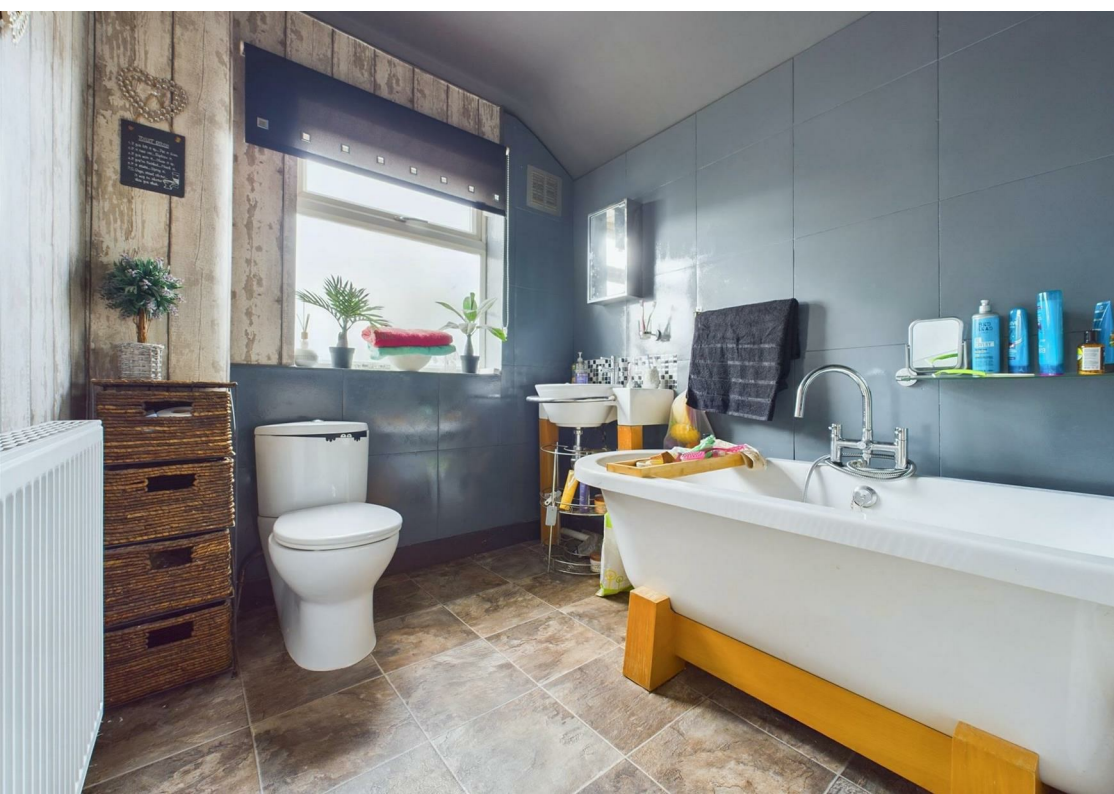
Additional benefits include gas central heating served by a Worcester boiler and the reassurance of recently replaced UPVC double glazed windows.

The low-maintenance enclosed rear garden is a delightful retreat, featuring an initial seating area that benefits from an included gazebo. This area leads to an artificial lawn with a planting area and additionally, there is a timber shed for extra storage

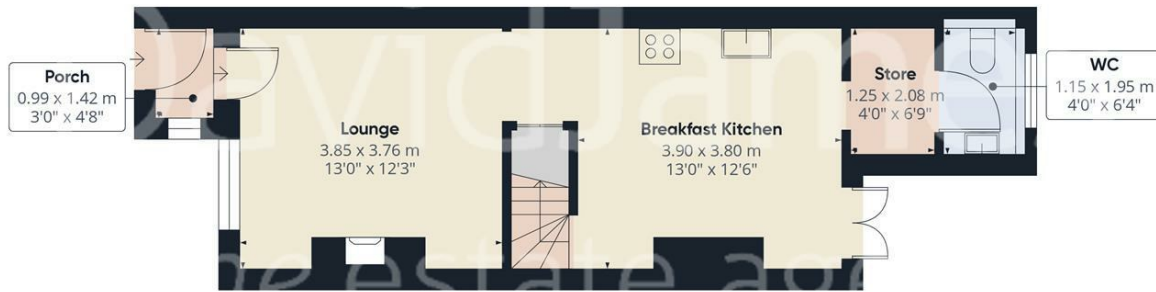
- Mid-terrace house
- Arnold's excellent amenities and transport links on the doorstep
- Good-sized lounge with a feature remote controlled log-effect gas fire
- Superb modern kitchen with a range of integrated appliances
- Modern cloakroom/WC
- Two first floor bedrooms (main bedroom with fitted sliding door wardrobes)
- Bathroom with a three-piece suite including a freestanding bath
- Gas central heating with a Worcester boiler
- Recently replaced UPVC double glazed windows
- Low-maintenance rear garden which includes a patio area with gazebo











Floor 0



Floor 1



Approximate total area\*\*  
74.77 m<sup>2</sup>  
804.82 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: A**  
**Gedling Borough Council**  
**Freehold**

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