



James Street,  
Arnold, Nottingham  
NG5 7BE

**£175,000 Freehold**





Welcome to James Street..

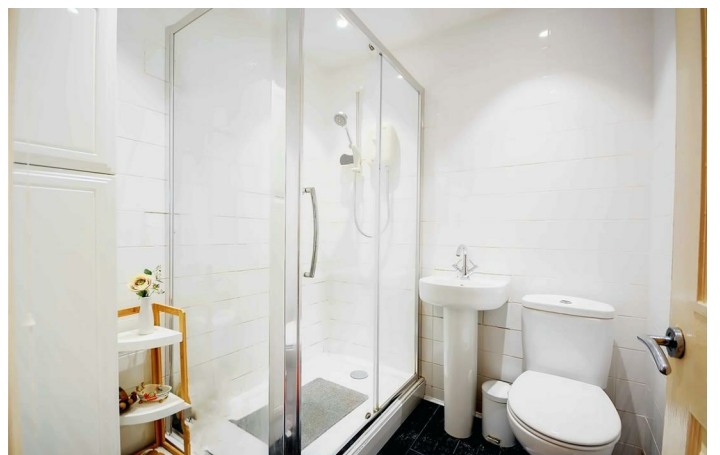
Robert Ellis estate agents are proud to offer to the market this FANTASTIC TWO-BEDROOM, Mid-Terrace home situated within the heart of Arnold, Nottingham.

The property is a stone's throw away from Arnold town centre accommodating local amenities, shops and restaurants. Alongside this, it offers easily accessible transport links into Mapperley, Nottingham City centre and surrounding villages/towns. You have Redhill Academy and Richard Bonington Primary & Nursery within the area, making it ideal for families.

Upon entry, you are welcomed by the Entrance Hallway with a staircase to the First-Floor Landing, a doorway leading into the Bay Fronted Living Room with Archway leading to the Fitted Dining Kitchen and French doors leading out onto the Enclosed Rear Garden. Located off the landing you will find a FIRST DOUBLE Bedroom with build in wardrobes having mirrored doors, SECOND Bedroom and modern family Shower Room featuring a three-piece suite.

To the front elevation, we have a low Maintenance gravelled garden with pathway to the front entrance door. At the rear of the property, you will find an enclosed garden and Brick Built GARAGE.

The property is the ideal starter home or investment! Please contact the office to arrange your viewing.





### Entrance Hallway

UPVC double glazed leaded door to the front elevation. Ceiling light point. Wall mounted radiator. Internal glazed door leading through to Living Room. Staircase leading to First Floor Landing

### Living Room

14'8 x 11'10 approx (4.47m x 3.61m approx)  
UPVC double glazed bay window to front elevation. Ceiling light point. Wall mounted radiator. Feature decorative fireplace incorporating quarry tiled hearth. Laminate flooring. Wall mounted double radiator. Archway leading through to fitted kitchen.

### Kitchen

12'2 x 10' approx (3.71m x 3.05m approx)  
UPVC double glazed window to rear elevation. UPVC double glazed door providing access to enclosed rear garden. Range of matching wall and base units incorporating laminate work surface over. Tiled splash backs. 1.5 bowl stainless steel sink with mixer tap above. Integrated oven with 4 ring gas hob over. Stainless steel extractor. Tiled splash backs. Laminate flooring. Wall mounted Vaillant gas central heating boiler providing water and central heating throughout the property. Space and plumbing for automatic washing machine. Space and point for freestanding fridge freezer. Breakfast bar. Wall mounted radiator. Archway leading through to living room.

### First Floor Landing

Loft access hatch. Ceiling light point. Wooden spindle and newel post. Panelled door leading into:

### Bedroom 1

21'9 x 9'10 approx (6.63m x 3.00m approx)  
UPVC double glazed window to the rear elevation overlooking enclosed rear garden. Wall mounted radiator. Recessed ceiling spotlights. Built-in wardrobes with sliding mirrored doors offering further storage space. Built-in storage cupboard housing hot water cylinder.

### Bedroom 2

8'3 x 8'10 approx (2.51m x 2.69m approx)  
UPVC double glazed window to the front elevation. Wall mounted radiator. Recessed ceiling spotlights. Built-in over stairs storage cupboard.

### Shower Room

6'2 x 6'1 approx (1.88m x 1.85m approx)  
Walk-in shower enclosure with Mira electric shower. Pedestal wash hand basin. Low level flush W/C. Tiled splash backs. Recessed ceiling spotlights. Extractor unit.

### Front of Property

Low maintenance gravelled garden with pathway leading to front entrance

### Rear of Property

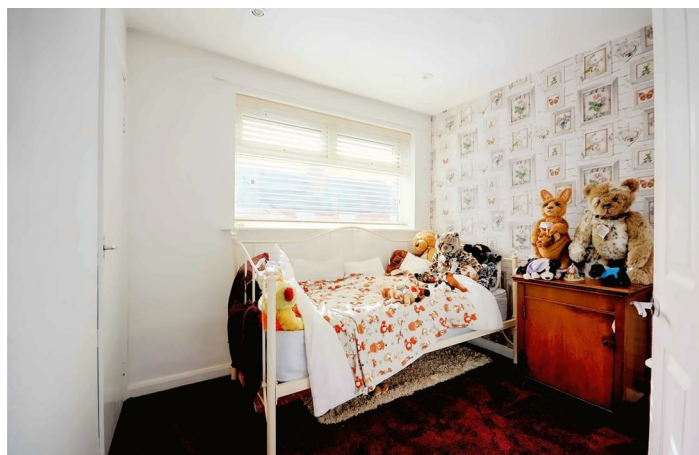
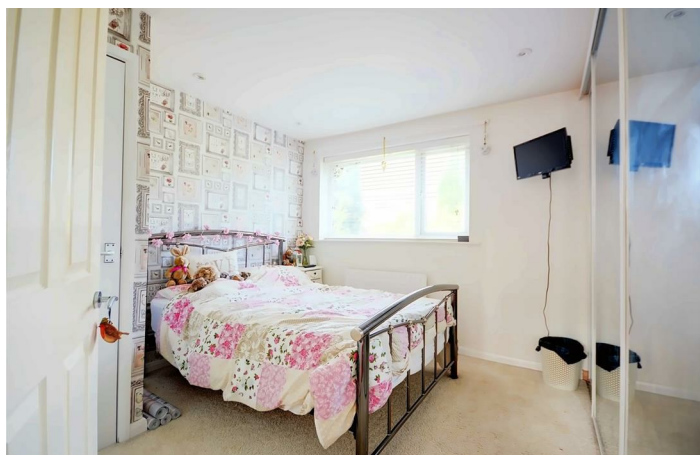
Enclosed garden made mainly to lawn. Rear gated access to driveway. Separate brick built garage.

### Council Tax

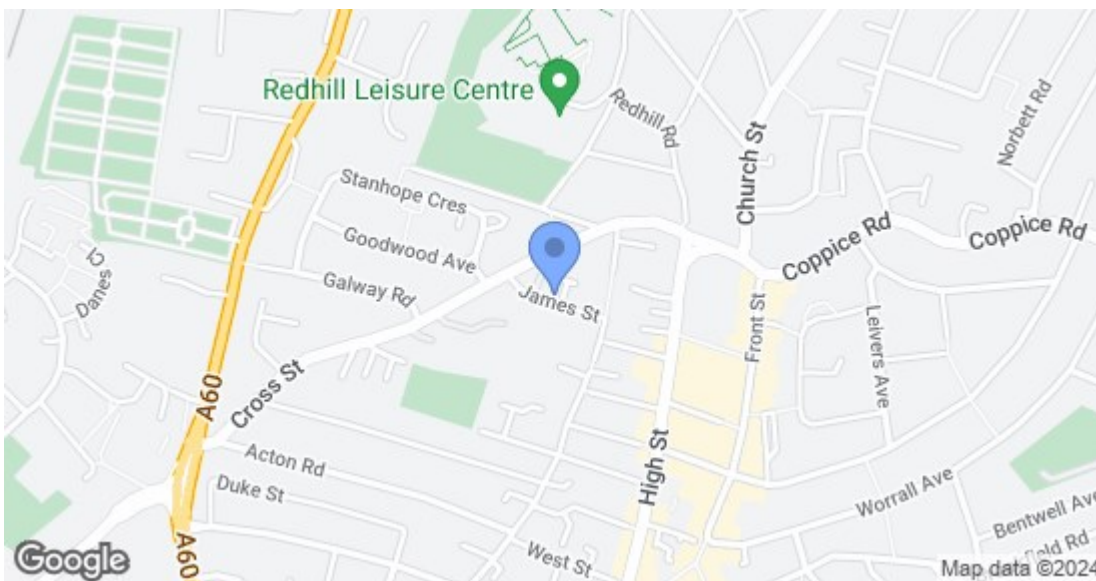
Local Authority: Gedling  
Council Tax band A

### Agents Notes: Additional Information

Electricity – Mains supply  
Water – Mains supply  
Heating – Gas central heating  
Septic Tank – No  
Broadband – BT, Sky  
Broadband Speed - Standard 15mbps Ultrafast 1000mbps  
Phone Signal – 02, Vodafone, EE, Three  
Sewage – Mains supply  
Flood Risk – No flooding in the past 5 years  
Flood Defences – No  
Non-Standard Construction – No  
Any Legal Restrictions – No  
Other Material Issues – No



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.