



 2
Bedrooms

 1
Bathroom



A well-presented two-bedroom ground-floor maisonette offered with no upward chain, featuring a bright living space, private rear garden, and garage. Ideal for first-time buyers or investors, the property is conveniently located close to local amenities and transport links, with excellent potential to further enhance and modernise.

Attractive Two-Bedroom Ground-Floor Maisonette – Offered with No Upward Chain

This charming ground-floor maisonette presents an excellent opportunity for first-time buyers or investors seeking a property with strong potential to add value.

A welcoming entrance hallway leads into a generously sized living room, offering a comfortable and adaptable living space. The bright, well-presented kitchen provides direct access to the private rear garden – perfect for outdoor dining, entertaining guests, or simply relaxing.

The inner hallway, which also benefits from useful storage, leads to two well-proportioned bedrooms that enjoy ample natural light. The property includes a contemporary three-piece bathroom, complete with stylish tiling.

Externally, the home boasts a good-sized private rear garden, offering both privacy and flexibility. A single garage, located in a separate block, provides secure parking or valuable additional storage. Further advantages include gas central heating and an EPC rating of C.

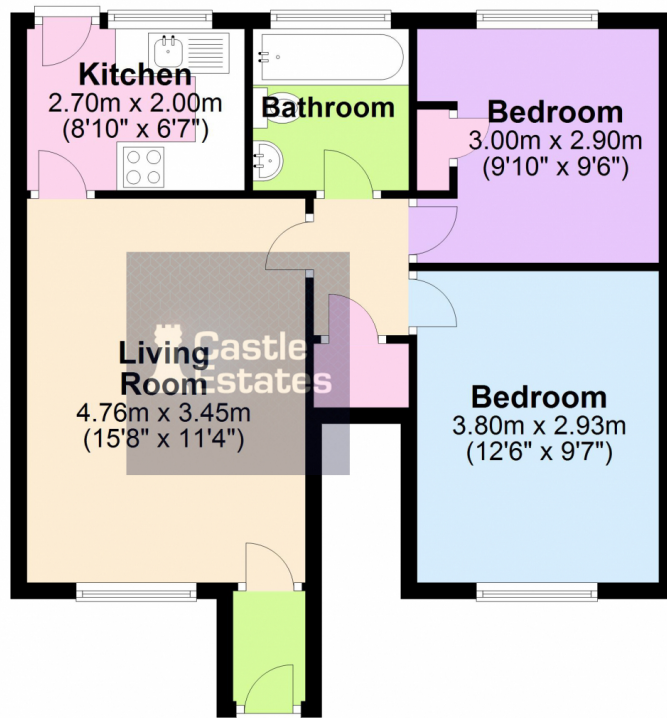
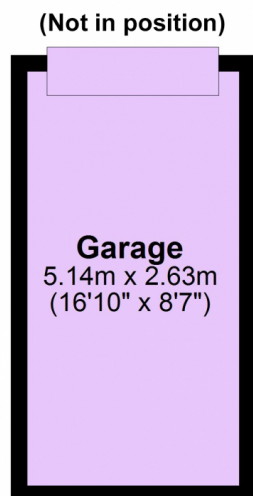
Conveniently situated close to local amenities and well connected by public transport, this maisonette offers significant potential to create a modern and comfortable home.

Key Information

- Leasehold
- Council Tax Band: A
- Lease term: 110 years from 1 June 2021
- Ground rent: £250 per annum

Ground Floor

Approx. 51.6 sq. metres (555.9 sq. feet)



Total area: approx. 51.6 sq. metres (555.9 sq. feet)
For illustration purposes only - not to scale

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Arnold, NG5 8JU

