



12 Ballantrae Close, Arnold, NG5 8QH  
£190,000



Marriotts







# 12 Ballantrae Close Arnold, NG5 8QH

- Georgian styled 2 bedroom mid town house
- Modern bathroom with shower
- Detached garage
- Spacious living room and kitchen diner
- Double glazing, gas central heating
- Popular location close to local amenities

Beautifully presented two bedroom mid-town house in a quiet location. The property has a spacious lounge, kitchen diner, modern bathroom, garden and detached garage. UPVC double glazing throughout and gas central heating.

£190,000



## Overview

Nestled in the tranquil Ballantrae Close, Arnold, Nottingham, this beautifully presented two-bedroom mid-town house offers a perfect blend of comfort and style. Ideal for small families or professionals, the property boasts a spacious lounge and a delightful kitchen diner. There is a modern bathroom with a shower over the bath and 2 good-sized bedrooms, the master having fitted wardrobe space. Outside, the property features a lovely garden, perfect for enjoying the fresh air or hosting summer barbecues. Additionally, a detached garage provides ample storage or parking for one vehicle.

With its quiet location, this townhouse is an excellent choice for those seeking a peaceful retreat while still being close to local amenities. This property truly represents a wonderful opportunity to secure a charming home in a desirable area. Don't miss the chance to make this lovely townhouse your own.



### Entrance Hall

The carpeted entrance hall is access via a UPVC door, a fitted cupboard provides storage and houses the electric consumer board. There is also a radiator. door leads into the lounge.

### Lounge

Carpeted through the lounge has a UPVC bay window, gas fire set within a feature fireplace, radiator and leads into the kitchen.

### Kitchen Diner

Fitted with a range a neutral units with under lights, wooden worktop and ceramic sink/drainers, there is a fitted electric oven and gas hob, space for a washer and fridge freezer. Radiator, wood effect lino floor, UPVC window to the rear and UPVC door into the garden.

### Bedroom 1

Having a double and single fitted wardrobes, carpet, radiator and UPVC window to the front.

### Bedroom 2

UPVC window to the rear, carpet and radiator.

### Bathroom

The bathroom is partly tiled with wood effect lino flooring. There is a WC with dual flush, wash hand basin, bath with electric shower over, radiator and UPVC window to the rear.

### Outside

To the front the property is set back from the road with a small garden and paved path leading to the front door. The rear garden is mainly lawned with mature borders, a gate gives access to the rear. The detached garage provide ample storage and can be accessed from the garden, and has power sockets, lights, up & over door and a UPVC door & window.

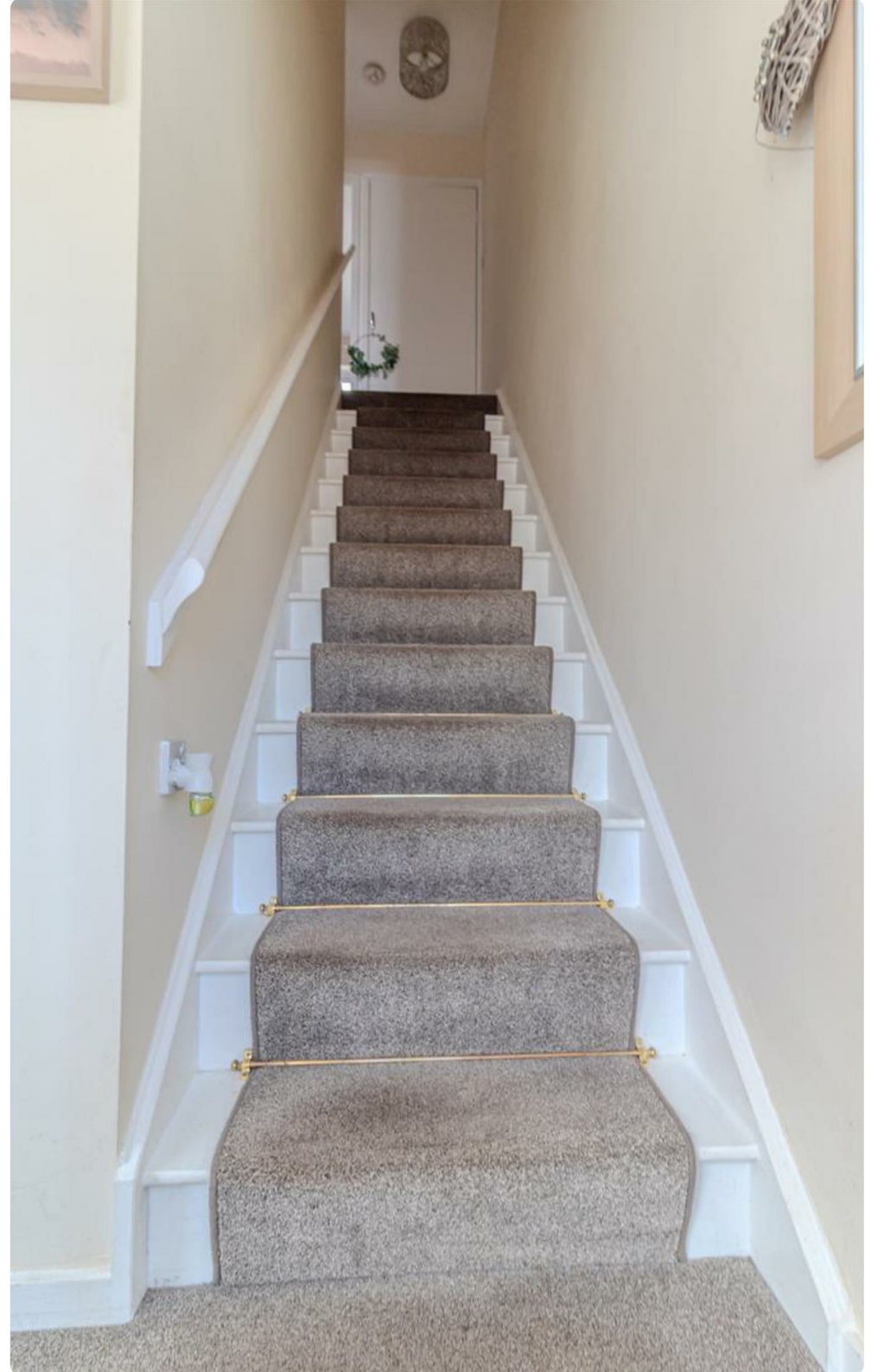
### Material Information

TENURE: Freehold

COUNCIL TAX: Gedling Borough - Band B









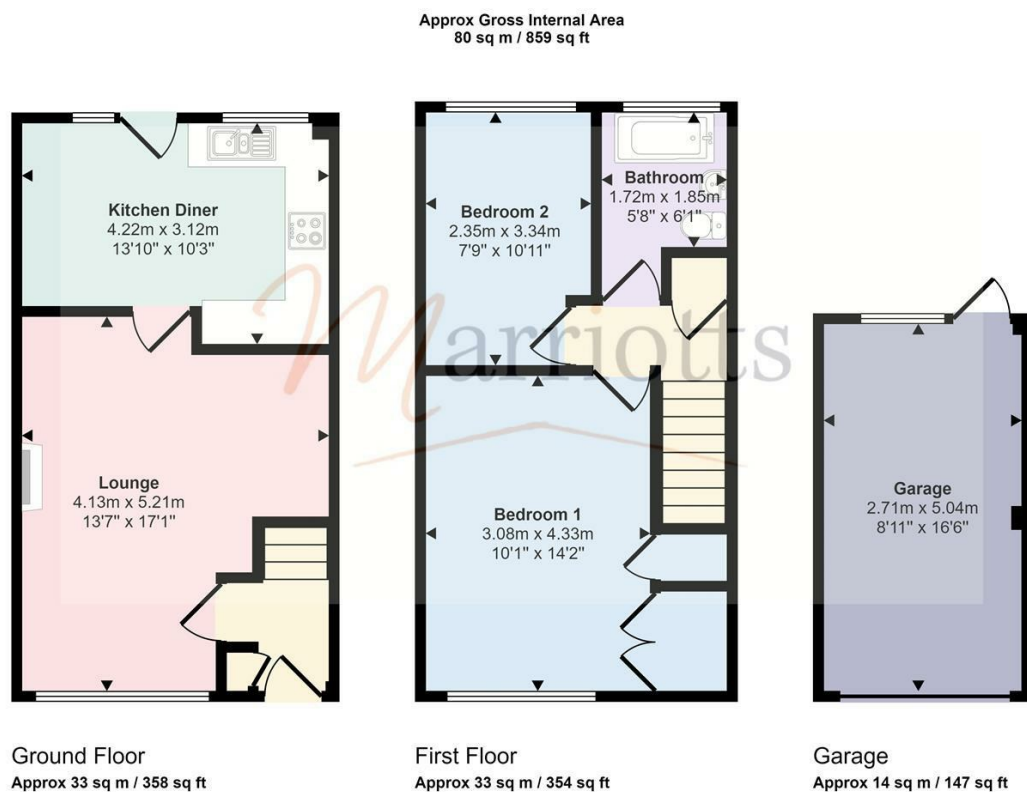


PROPERTY CONSTRUCTION: ANY RIGHTS OF WAY  
AFFECTING PROPERTY:  
CURRENT PLANNING PERMISSIONS/DEVELOPMENT  
PROPOSALS:  
FLOOD RISK:  
ASBESTOS PRESENT:  
ANY KNOWN EXTERNAL FACTORS:  
LOCATION OF BOILER: Landing cupboard  
UTILITIES - mains gas, electric, water and sewerage.  
MAINS GAS PROVIDER: EDF  
MAINS ELECTRICITY PROVIDER: EDF  
MAINS WATER PROVIDER: Severn Trent  
MAINS SEWERAGE PROVIDER: Severn Trent  
WATER METER: No  
BROADBAND AVAILABILITY: Vodafone  
MOBILE SIGNAL/COVERAGE: Please visit Ofcom -  
Broadband and Mobile coverage checker.  
ELECTRIC CAR CHARGING POINT: not available.  
ACCESS AND SAFETY INFORMATION:





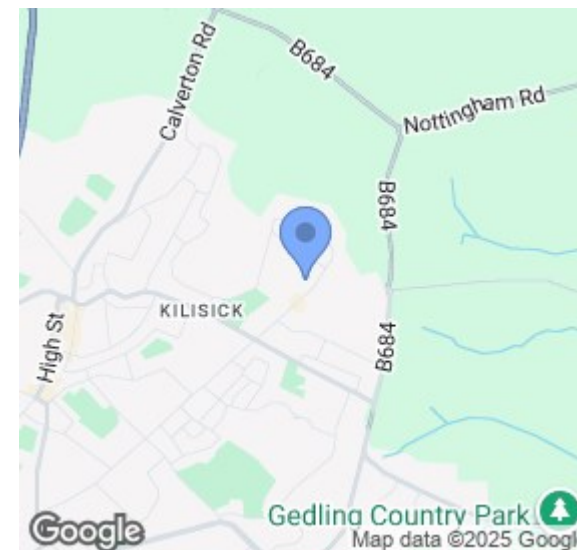




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Please contact us on 0115 953 6644 should you wish to arrange to view this property or if you require any further information.**

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.

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