



High Street  
Arnold, Nottingham NG5 7DJ

A MUST VIEW TWO BEDROOM END OF  
TERRACE HOME FOR SALE IN THE HEART  
OF ARNOLD!

**Guide Price £190,000 Freehold**



\*\* GUIDE PRICE £190,000 - £200,000 \*\*

Robert Ellis Estate Agents are delighted to bring to market this well-presented two-bedroom end-terrace home, located right in the heart of Arnold.

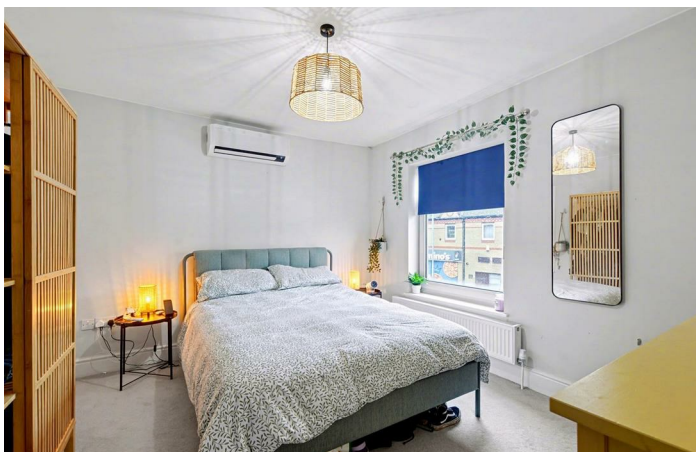
Set within easy reach of Arnold town centre, the property is perfectly placed for a wide range of shops, cafés, restaurants, and everyday amenities, along with reliable transport links providing straightforward access to the city centre and surrounding areas.

Internally, the property offers versatile living space, including two reception rooms ideal for both relaxing and entertaining, a useful cellar, and a modern, well-proportioned kitchen presented to a good standard. To the first floor are two generous bedrooms and a particularly spacious bathroom.

A notable feature of the home is the installation of air conditioning units throughout, providing both heating and cooling for year-round comfort. The property has also benefited from significant upgrades, including a new boiler and a full re-wire, both completed approximately in 2021.

Outside, the property enjoys the rare advantage of a garage and driveway to the rear, providing secure parking and additional storage.

This is a fantastic opportunity for buyers seeking a well-maintained home in a popular and convenient location. Viewing is highly recommended to appreciate the space and features on offer.



### Lounge

11'85 x 10'85 approx (3.35m x 3.05m approx)

Composite entrance door to the front elevation, carpeted flooring, UPVC double glazed window to the front elevation, air conditioning unit, door leading through to the lobby.

### Lobby

Door to the cellar, door to the second reception room.

### Dining Room

11'88 x 12'53 approx (3.35m x 3.66m approx)

UPVC double glazed window to the rear elevation, door leading through to the kitchen, air conditioning unit, LVT flooring, wall mounted radiator, sliding door giving access to the staircase to the first floor landing.

### Kitchen

13'02 x 6'25 approx (4.01m x 1.83m approx)

A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, integrated double oven, space and point for a fridge freezer, space and plumbing for a washing machine, integrated dishwasher, NEFF induction hob with cooker hood above, tiled splashbacks, UPVC splashbacks, two UPVC double glazed windows to the side elevation, UPVC door leading to the rear garden, LVT flooring.

### First Floor Landing

Carpeted flooring, access to the loft, spotlights to the ceiling, doors leading off to:

### Bedroom One

11'89 x 10'59 approx (3.35m x 3.05m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring, built-in storage cupboard, air conditioning unit.

### Bedroom Two

12'95 x 8' approx (3.66m x 2.44m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, carpeted flooring, air conditioning unit.

### Bathroom

UPVC double glazed window to the rear elevation,

laminated flooring, vanity wash hand basin with mixer tap, heated towel rail, shaver point, WC, shower cubicle with mains fed shower over, tiled splashbacks.

### Outside

#### Rear of Property

To the rear of the property there is an enclosed rear garden with patio area, flowerbeds to the borders, side gated access, gated access to the garage, shed.

#### Garage

7'57 x 15'06 approx (2.13m x 4.72m approx)

Up and over door to the front elevation.

#### Front of Property

To the front of the property there is a courtyard with side access to the rear of the property.

#### Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 19mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

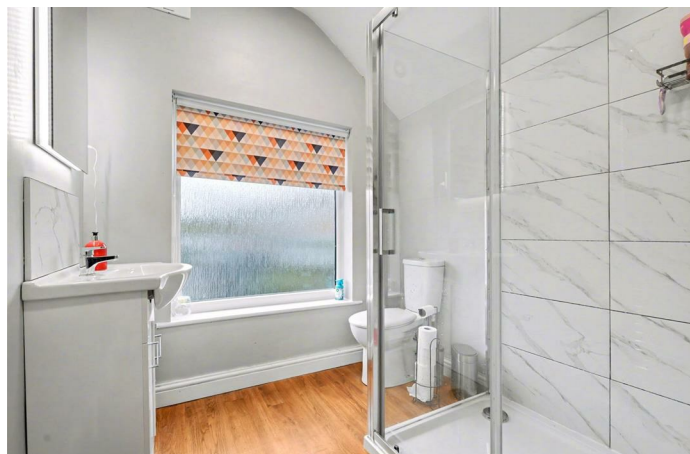
Flood Risk: No flooding in the past 5 years

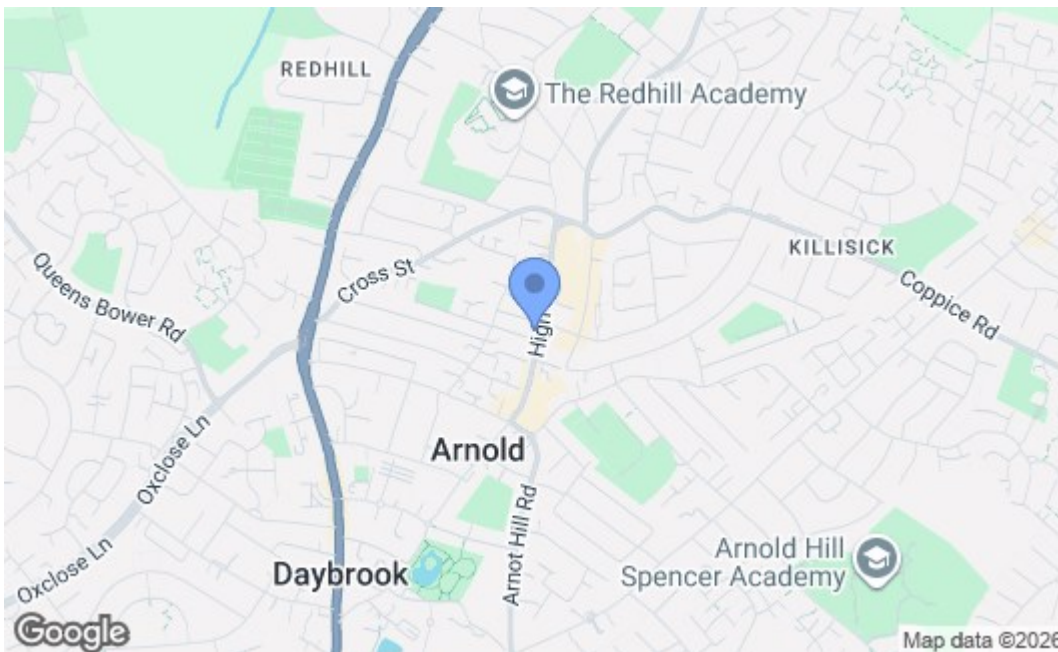
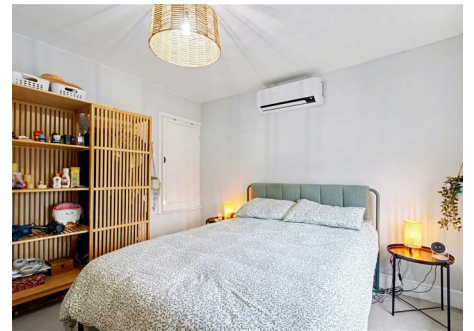
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
			76
		53	
<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.