



Gedling Road  
Arnold, Nottingham NG5 6NR

A TWO BEDROOM MAISONETTE FOR  
SALE IN ARNOLD!

**£110,000 Leasehold**



A fantastic opportunity to purchase this two-bedroom ground floor maisonette, ideally located in the heart of Arnold, Nottingham. The property offers well-proportioned accommodation throughout, including a spacious lounge, kitchen, two bedrooms, and a bathroom. While the property would benefit from some TLC, it provides a solid foundation for someone looking to put their own stamp on a home or for an investor seeking a property with great potential.

Situated in a popular residential area, the maisonette is conveniently close to a range of local amenities including shops, schools, and excellent transport links. Arnold town centre is just a short walk away, offering a variety of supermarkets, cafes, and essential services. With everything on your doorstep and good access to public transport, this property is perfectly placed for comfortable and convenient living.

This is an ideal purchase for first-time buyers, downsizers, or investors alike. With no upward chain, early viewing is highly recommended.



### Entrance Hallway

UPVC door to the front elevation leading into the entrance hallway comprising carpeted flooring, dado rail, coving to the ceiling, wall mounted radiator, archway leading through to the kitchen, doors leading off to rooms.

### Kitchen

9'62 x 9'89 approx (2.74m x 2.74m approx)

Wall mounted radiator, UPVC double glazed window to the side elevation, coving to the ceiling, linoleum floor covering, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with separate hot and cold tap over, space and plumbing for a washing machine, space and point for a cooker, space and point for a fridge freezer.

### Lounge

16'69 x 11'66 approx (4.88m x 3.35m approx)

Carpeted flooring, coving to the ceiling, UPVC double window to the side elevation, wall mounted radiator, fireplace.

### Bedroom One

14'66 x 11'62 approx (4.27m x 3.35m approx)

Carpeted flooring, built-in wardrobe, UPVC double glazed window to the side elevation, wall mounted radiator.

### Bedroom Two

9'62 x 10'65 approx (2.74m x 3.05m approx)

Carpeted flooring, storage cupboard, UPVC double glazed window to the side elevation, wall mounted radiator, coving to the ceiling.

### Shower Room

Linoleum flooring, tiled splashbacks, UPVC double glazed window to the front elevation, wall mounted radiator, WC, shower enclosure with electric shower over, handwash basin.

### Garage

### Front of Property

To the front of the property there is an outdoor store providing additional storage space.

### Front of Property

To the front of the property there is an outdoor store providing additional storage space.

### 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 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

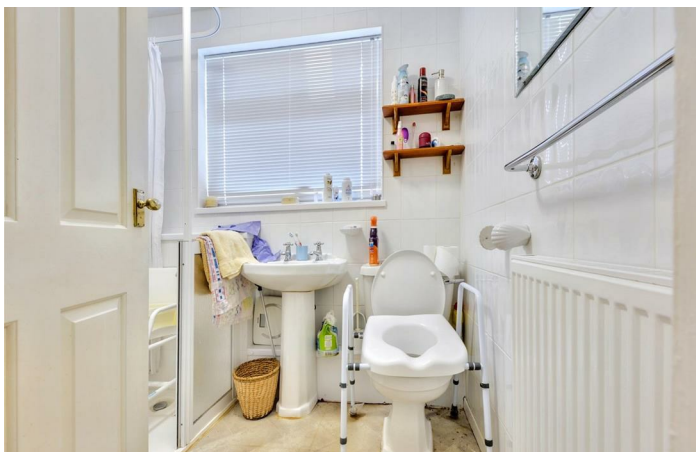
Flood Risk: No flooding in the past 5 years

Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	71
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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.