



54 Gleneagles Drive, Arnold, NG5 8QQ

£190,000

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# 54 Gleneagles Drive Arnold, NG5 8QQ

- Beautifully refurbished throughout, with brand-new modern kitchen and stylish newly fitted bathroom
- Spacious lounge/diner and full-width kitchen/diner
- Detached brick-built garage and a low-maintenance block-paved rear garden
- New carpets and redecoration throughout. New combination boiler (2024) with the remainder of a 10-year warranty
- Two well-proportioned bedrooms
- NO UPWARD CHAIN

Beautifully Refurbished Two-Bedroom Townhouse with Detached Garage - No Upward Chain

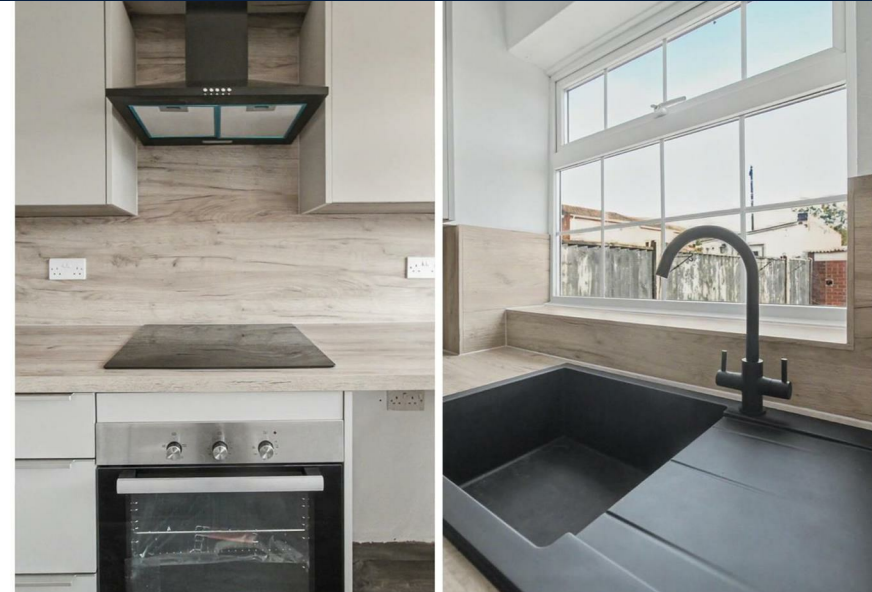
This beautifully refurbished two-bedroom mid-townhouse is an ideal purchase for first-time buyers, investors or those looking to move straight into a stylish, turnkey home. The property has undergone a comprehensive refurbishment, including a brand-new contemporary kitchen, modern bathroom, new carpets and complete redecoration, creating a fresh and inviting living space.

The accommodation comprises a spacious open-plan lounge/diner, leading through to a full-width, newly fitted kitchen/diner overlooking the rear garden. Upstairs, there are two well-proportioned bedrooms and a stylish newly installed family bathroom. Outside, the property benefits from a low-maintenance block-paved rear garden and a detached brick-built garage, providing excellent storage or secure parking.

Further benefits include UPVC double glazing, gas central heating, and a new combination boiler installed in 2024, complete with the remainder of its 10-year manufacturer's warranty, offering peace of mind for years to come.

Situated in a popular residential location close to local amenities, schools and transport links, this fantastic home is ready to move straight into and represents an excellent opportunity.

£190,000



## Entrance Hall

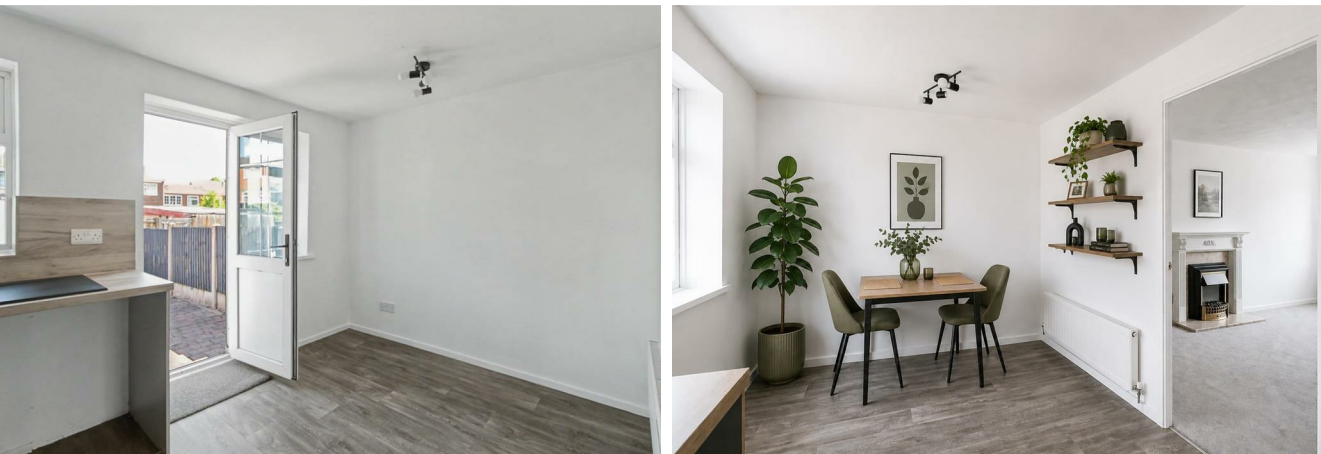
UPVC double-glazed front entrance door, cupboard housing the modern RCD board and meters, laminate flooring, radiator, stairs leading to the first floor and door through to the lounge.

## Lounge

Marble fireplace and hearth with Adam style surround and coal effect electric fire, UPVC double-glazed bow window to the front, radiator and door through to the kitchen diner.

## Kitchen

Newly fitted modern kitchen with a range of units, wood effect worktop and splashback, composite black sink with drainer and mixer tap, newly fitted electric oven and hob with extractor hood over and space for appliances. Additionally there is sufficient space for a dining table and chairs, radiator, UPVC double-glazed windows and door leading out to the rear garden.



## First Floor Landing

Built-in cupboard, loft hatch with ladder into the roof space which houses the Baxi combination gas boiler installed in 2024 with the remainder of a 10-year warranty.

## Bedroom 1

UPVC double-glazed front window, built-in three-door part-shelved wardrobes and radiator.

## Bedroom 2

UPVC double-glazed rear window and radiator.

## Bathroom

Newly fitted bathroom suite with combination toilet and wash hand basin vanity unit, bath with mixer taps, mains shower and glass shower screen. Black heated towel rail, UPVC double-glazed rear window, waterproof wall panels and decorative vinyl floor.

## Outside

There is a lawned front garden. To the rear is an enclosed block paved garden with a concrete post and fence panel perimeter, outside tap and halogen security light. Rear gate leads to the communal parking, and a rear door leads in to the garage which is brick-built, with light, power and up and over door.

## Material Information

TENURE: Freehold

COUNCIL TAX: Gedling Borough - Band B

PROPERTY CONSTRUCTION: cavity brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: no

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no

FLOOD RISK: very low

ASBESTOS PRESENT: n/k

ANY KNOWN EXTERNAL FACTORS: n/k

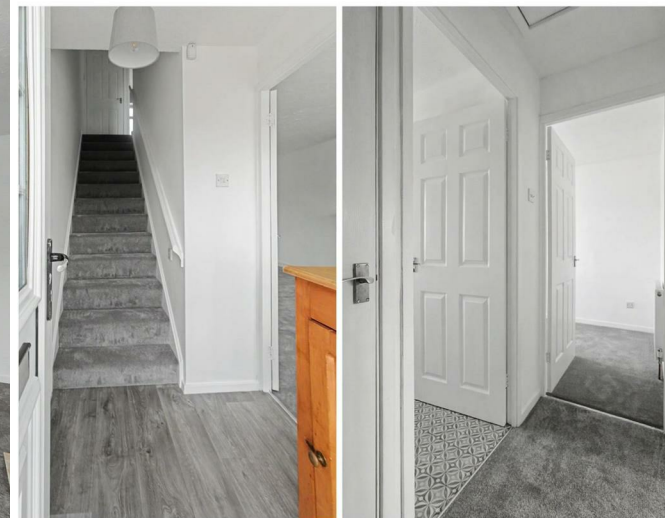
LOCATION OF BOILER: In loft

TILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER: Ovo

MAINS ELECTRICITY PROVIDER: Ovo

MAINS WATER PROVIDER: Severn Trent





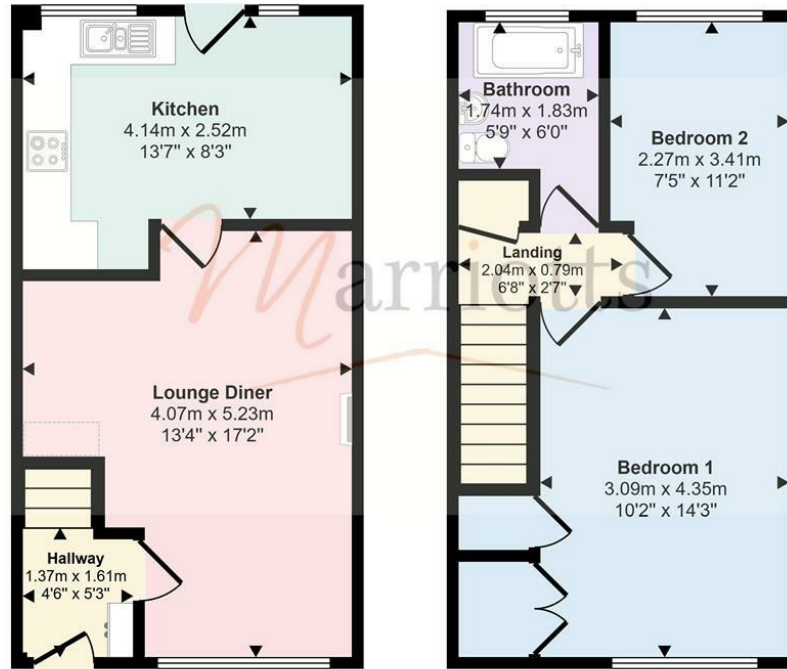


**MAINS SEWERAGE PROVIDER:** Severn Trent  
**WATER METER:** yes  
**BROADBAND AVAILABILITY:** Please visit Ofcom -  
Broadband and Mobile coverage checker.  
**MOBILE SIGNAL/COVERAGE:** Please visit Ofcom -  
Broadband and Mobile coverage checker.  
**ELECTRIC CAR CHARGING POINT:** not available.  
**ACCESS AND SAFETY INFORMATION:** level front and  
rear access  
**OTHER INFORMATION:** Please note that some photo  
have been virtually staged





Approx Gross Internal Area  
65 sq m / 702 sq ft



Ground Floor  
Approx 33 sq m / 350 sq ft

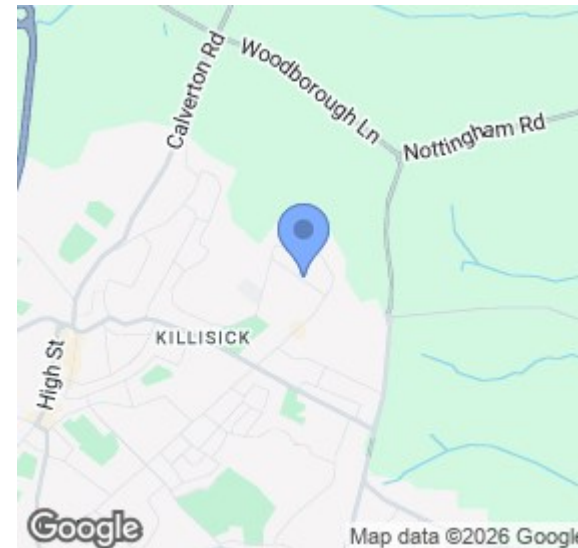
First Floor  
Approx 33 sq m / 352 sq ft

Denotes head height below 1.5m

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>88</b>
(69-80) <b>C</b>	<b>72</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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3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
4. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
5. Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).

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