



88 GLENEAGLES DRIVE NOTTINGHAM

£950 Per

A well-presented two-bedroom home offering spacious and freshly decorated throughout. The property comprises a generous lounge with feature fireplace, a modern U-shaped kitchen with dining space, two bedrooms and a family bathroom. Externally, there is an enclosed rear garden with lawn, patio area, pathway and gated access.



- Modern throughout • Modern bathroom • Spacious lounge with feature fireplace • Large master bedroom with built-in wardrobes

Lounge

Spacious lounge neutrally decorated.

Kitchen

A practical U-shaped kitchen fitted with modern grey gloss units, a gas hob and integrated extractor. The kitchen also offers ample space for a four-seater dining table, creating a useful dining area within the room.

Master Bedroom

A large double bedroom located to the front of the property, benefiting from built-in wardrobes and offering good floor space for additional bedroom furniture.

Bathroom

Located to the rear of the property, the bathroom comprises a bath with shower over, WC and pedestal wash hand basin.

Bedroom 2

A generous single bedroom, suitable for use as a child's bedroom, guest room or home office.

Garden

To the rear is an enclosed, well-presented garden, mainly laid to lawn with a central paved pathway, patio seating area and gated rear access. The garden is bordered by mature hedging and fencing, offering a pleasant and private outdoor space.

Location

Arnold town centre is within easy reach, providing a range of supermarkets, cafés, restaurants and leisure facilities, while nearby transport links offer routes into Nottingham city centre and surrounding areas.

Relevant information

Electricity and gas supply: Mains connection.

Water and sewerage status: Mains connection.

Heating and hot water status: Gas central heating.

Broadband and mobile phone coverage: see checker.ofcom.org.uk.

Flood risk in this location: Surface water = Very Low.

River/Sea = Very Low.

Flood risk from Groundwater = This location is outside of a groundwater flood alert area

Flooding from reservoirs = unlikely in this area.

Coal mining area location: located on the coalfield.

Council: Gedling Borough Council

Any planning permission in the area: see Electricity and gas supply: Mains connection.

Water and sewerage status: Mains connection

Heating and hot water status: Electric heating.

Broadband and mobile phone coverage: see checker.ofcom.org.uk.

Flood risk in this location: Surface water = Low.

River/Sea = Medium

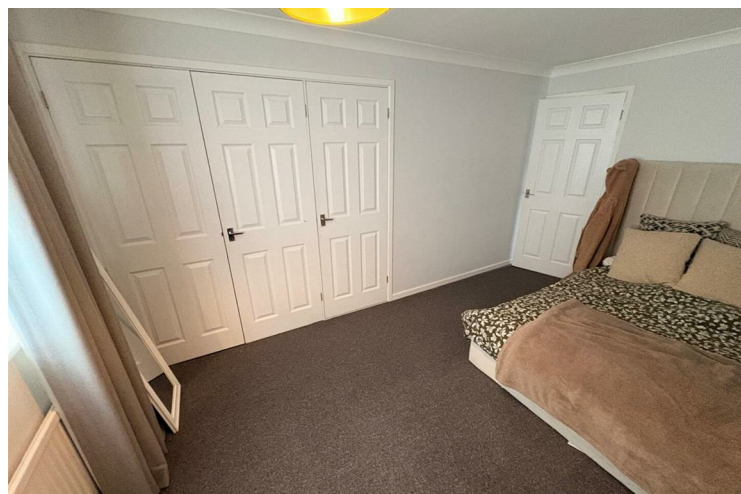
Flood risk from Groundwater = This location is outside of a groundwater flood alert area Flooding from reservoirs = unlikely in this area.

Coal mining area location: located on the coalfield.

Council:

Any planning permission in the area: see

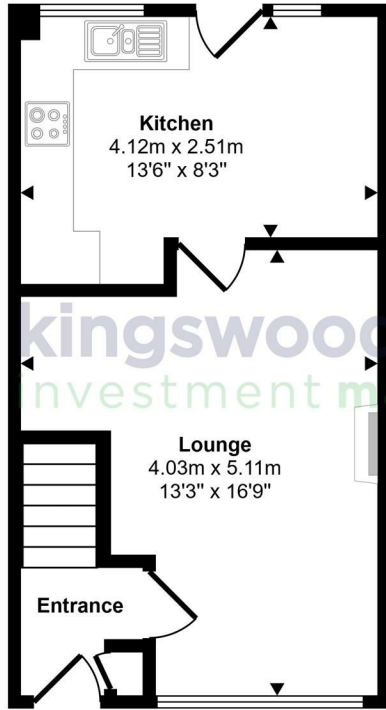
nottinghamcity.gov.uk/information-for-business/planning-and-building-control/planning-applications/



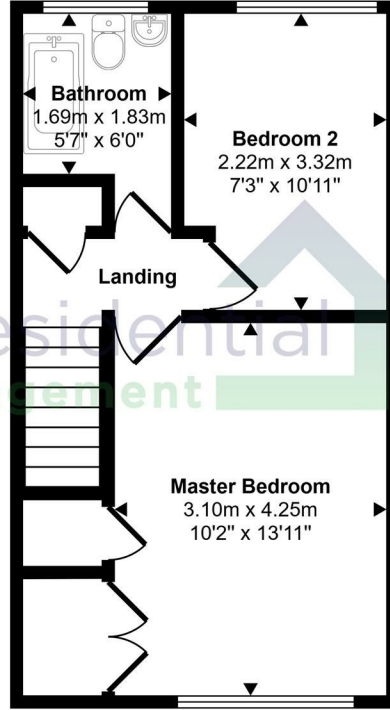
- Freshly redecorated throughout
- Family bathroom with shower over bath
- Enclosed rear garden with lawn and patio area
- Council tax band = B



Approx Gross Internal Area
64 sq m / 688 sq ft



Ground Floor
Approx 32 sq m / 346 sq ft



First Floor
Approx 32 sq m / 342 sq ft

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) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: C Council Tax Band: B

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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