Emma Terry Homes

moving made personal

22 Harpole Walk

Arnold, Nottingham, NG5 8LJ

Asking price £165,000

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Perfectly positioned in the heart of Arnold, this well-proportioned two-bedroom mid-terrace home is offered to the market with no upward chain and presents an excellent opportunity for first-time buyers or investors alike.

Conveniently located within walking distance of Arnold Town Centre, the property benefits from a wealth of local amenities including shops, supermarkets, cafes and restaurants, as well as excellent transport links into Nottingham City Centre and the surrounding areas. A range of well-regarded schools are also nearby.

The accommodation comprises an entrance hallway with useful storage, a spacious open-plan living and dining room providing plenty of room for both relaxing and entertaining, and a fitted kitchen with a range of wall and base units. To the first floor are two generous double bedrooms, a family bathroom and a separate WC.

Outside, the property enjoys a split-level rear garden featuring a patio seating area and lawn, creating a versatile outdoor space to enjoy throughout the year.

Offering fantastic potential in a popular residential location, this property is sure to appeal to a wide range of buyers.

Early viewing is highly recommended to fully appreciate the accommodation and opportunity on offer.

ENTRANCE HALL
Entrance door to property, a central heating radiator, storage cupboard, doors through to Kitchen and Living Room and stars to first floor.

LIVING ROOM
Two central heating radiators, door through to kitchen, UPVC double glazed window to front, UPVC double glazed window to rear and door to rear.

KITCHEN
Variety of wall and base units, sink with mixer tap and drainer, space for washing machine, fridge/freezer and oven and UPVC double glazed window to rear.

LANDING
Built-in Storage and doors through to Bedroom 1, 2, WC and Bathroom.

BEDROOM 1
A central heating radiator, storage cupboard and two UPVC double glazed windows to front.

BEDROOM 2
A central heating radiator and UPVC double glazed window to rear.

BATHROOM
Wash hand basin with mixer tap, bath with mixer tap and shower over and UPVC obscure window to rear.

WC
Low level flush WC, a central heating radiator and UPVC double glazed obscure window to rear.

OUTSIDE
Outside, the property benefits from a generous enclosed rear garden, featuring a lawned area and a separate patio area. The garden also includes a large brick-built store, offering useful additional storage. To the front, there is a low-maintenance garden and an external bin store.

Tel: 0115 966 57 41

VONYX

Road Map

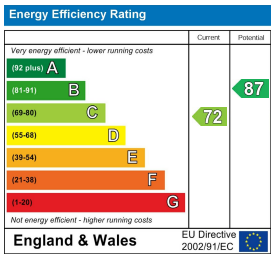
Hybrid Map

Terrain Map

Viewing

Please contact our Emma Terry Homes Office
on 0115 966 57 41 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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Tel: 0115 966 57 41 Email: emma@emmaterryhomes.co.uk https://www.emmaterryhomes.co.uk