



Plantation Close,  
Arnold, Nottingham  
NG5 9QW

**£170,000 Freehold**



\*\*\*Guide Price £170,000 - £175,000\*\*\* Robert Ellis Estate Agents are pleased to offer to the market this two bedroom end town house positioned within the popular residential location of Plantation Close, Arnold.

The property offers well-proportioned accommodation arranged over two floors and would make an excellent purchase for a first time buyer, downsizer or investor looking for a conveniently positioned home within reach of Arnold town centre, local shops, schools, transport links and open green spaces.

In brief, the accommodation comprises an entrance lobby, dining kitchen fitted with a range of wall and base units, integrated oven, gas hob, extractor hood and space for appliances, with room for a small dining table. To the rear of the ground floor is a spacious living room with feature fireplace, staircase rising to the first floor and double glazed door leading directly out to the rear garden.

To the first floor, the landing provides access to two bedrooms and a modern family bathroom. Bedroom one is positioned to the front, while bedroom two overlooks the rear and benefits from built-in storage and an airing cupboard housing the gas central heating combination boiler. The bathroom is fitted with a modern three piece suite comprising bath with shower over, wash hand basin and WC.

Externally, the property benefits from a driveway to the front providing off road parking, with an additional lawned garden area. To the rear is an enclosed landscaped garden with raised lawn, mature planted borders and a paved patio seating area, making it a pleasant and usable outside space.

The property also benefits from gas central heating, UPVC double glazing and falls within Council Tax Band A.

An internal viewing comes highly recommended to fully appreciate the accommodation and location on offer.



### Entrance Lobby

2'9 x 3'6 approx (0.84m x 1.07m approx)

UPVC double glazed door to the front elevation, quarry tile flooring, useful additional storage cupboard, internal door leading through to the dining kitchen.

### Dining Kitchen

12'5 x 7'11 approx (3.78m x 2.41m approx)

A range of matching wall and base units with worksurfaces over incorporating a sink and drainer unit with swan neck mixer tap over, integrated oven with four ring gas hob over and extractor hood above, tiled splashbacks, tiling to the floor, space and plumbing for a washing machine, space and point for a fridge freezer, space for a dining table, wall mounted radiator, spotlights to the ceiling, coving to the ceiling, part panelling feature wall, UPVC double glazed window to the front elevation, internal glazed door leading through to the living room.

### Living Room

15'2 x 12'6 approx (4.62m x 3.81m approx)

UPVC double glazed windows to the rear and side elevations, UPVC double glazed door giving access to the landscaped rear garden, laminate floor covering, staircase leading to the first floor landing, wall mounted radiator, ceiling light point, feature fireplace incorporating wooden mantle with stone surround and hearth with electric fireplace, understairs storage.

### First Floor Landing

Loft access hatch, ceiling light point, panelled doors leading off to:

### Bedroom One

8' x 12'8 approx (2.44m x 3.86m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, coving to the ceiling, ceiling light point, laminate floor covering.

### Family Bathroom

6'1 x 6'07 approx (1.85m x 2.01m approx)

Modern three piece suite comprising panelled bath with mains fed shower above, pedestal wash hand basin, low level flush WC, LVT flooring, ceiling light point, extractor fan, heated towel rail, modern tiled splashbacks.

### Bedroom Two

8'5 x 9'11 approx (2.57m x 3.02m approx)

UPVC double glazed window to the rear elevation, ceiling light point, built-in wardrobe providing useful additional storage space, airing cupboard housing the gas central heating combination boiler providing hot water and central heating to the property, laminate floor covering, coving to the ceiling.

### Rear of Property

To the rear of the property there is an enclosed landscaped rear garden incorporating raised lawn, fencing to the boundaries, mature shrubs and trees planted to the borders, paved patio area providing additional seating space.

### Front of Property

To the front of the property there is a driveway providing off the road vehicle hardstanding, pathway leading to the front entrance door, additional garden laid to lawn, fencing to the boundaries.

### 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 5mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

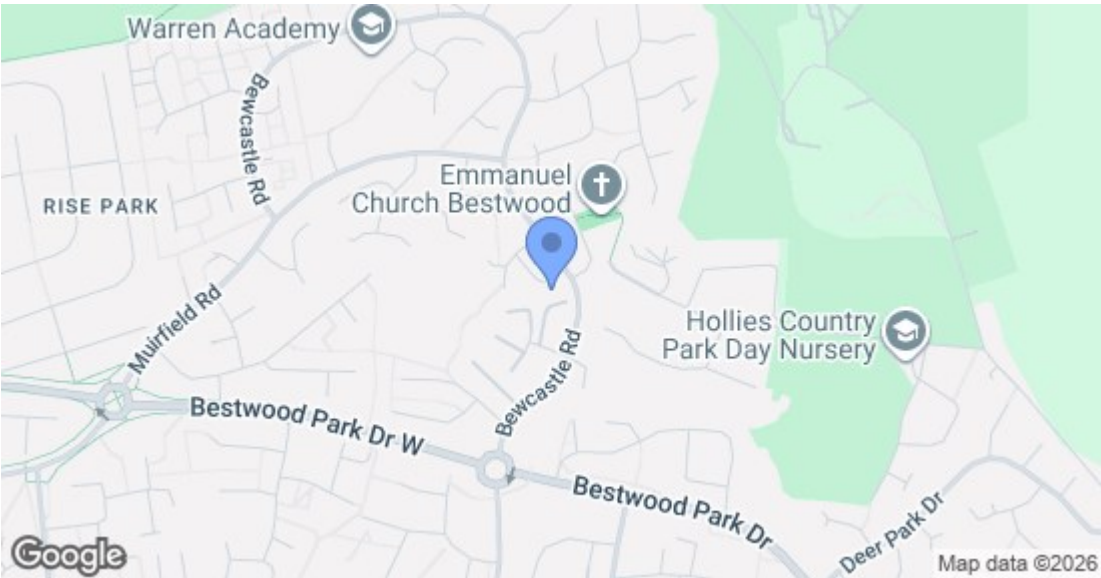
Flood Defences: No

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                     |         |           |
| England & Wales 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 |         |           |
| England & Wales 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.