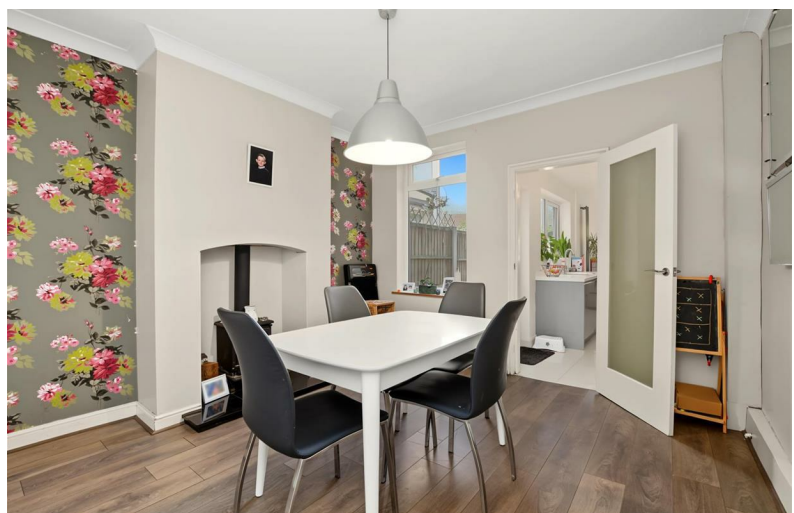




**Gedling Road
Arnold, Nottingham NG5 6NR**

Guide Price £180,000 Freehold

A BEAUTIFULLY PRESENTED TWO
BEDROOM MID-TERRACED HOME!



Robert Ellis Estate Agents are delighted to bring to the market this beautifully presented two-bedroom mid-terraced home, situated in the ever-popular area of Arnold. Having been tastefully improved throughout, this charming property perfectly combines character features with modern finishes, making it an ideal purchase for first-time buyers, young professionals or investors. Conveniently positioned close to Arnold Town Centre, excellent schools, local amenities and regular transport links into Nottingham City Centre, this is a home ready to move straight into.

The accommodation begins with a welcoming entrance leading into a bright and spacious lounge, featuring attractive laminate flooring and an opening through to the separate dining room. The dining room provides an excellent space for both everyday living and entertaining, complete with a feature log burner, useful understairs storage and stairs rising to the first floor.

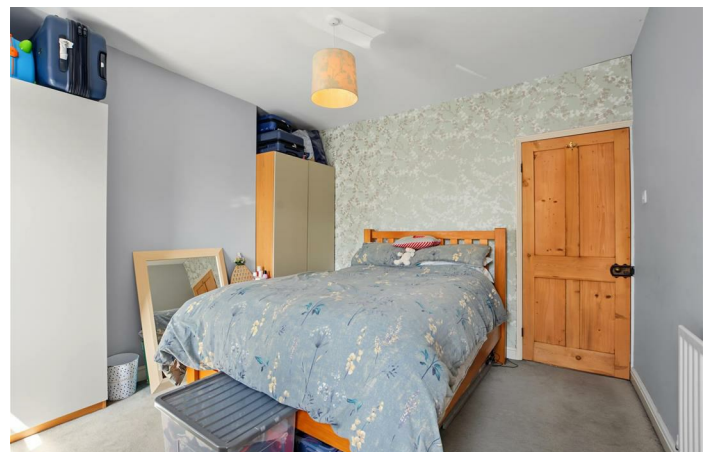
To the rear of the property is a stylish, contemporary fitted kitchen, boasting a range of modern wall and base units with complementary work surfaces, integrated NEFF oven, integrated CDA microwave, NEFF induction hob with extractor over, integrated fridge freezer, dishwasher and washing machine. A breakfast bar overlooks the rear garden, creating a practical and sociable space for dining or enjoying a morning coffee.

To the first floor are two generously proportioned double bedrooms, both offering excellent levels of natural light. Completing the accommodation is a modern family bathroom fitted with a four-piece suite comprising a bath, separate shower enclosure, wash hand basin and WC.

Outside, the property benefits from an enclosed rear garden designed for both relaxation and entertaining, featuring a patio seating area, lawn, raised decked seating area, outdoor water tap and gated side access.

Occupying a convenient location close to a wide range of shops, cafés, supermarkets, well-regarded schools and excellent transport links, this superb home offers an ideal balance of modern living and everyday convenience.

An internal viewing is highly recommended to fully appreciate the presentation, quality and lifestyle this fantastic property has to offer.



Lounge

14'41 x 11'56 approx (4.27m x 3.35m approx)

Composite entrance door to the front elevation, wall mounted radiator, UPVC double glazed window to the front elevation, coving to the ceiling, laminate flooring, door leading through to the dining room.

Dining Room

14'80 x 11'42 approx (4.27m x 3.35m approx)

Laminate flooring, UPVC double glazed window to the rear elevation, log burner, wall mounted radiator, coving to the ceiling, staircase leading to the first floor landing, storage cupboard, door leading through to the kitchen.

Kitchen

17'69 x 6' approx (5.18m x 1.83m approx)

A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, integrated NEFF oven, integrated CDA microwave, NEFF four ring induction hob with glass extractor hood over, integrated fridge freezer, integrated dishwasher, integrated washing machine, vertical wall mounted radiator, breakfast bar looking out to the rear garden, UPVC double glazed windows to the front and side elevations, tiled flooring, recessed spotlights to the ceiling.

First Floor Landing

Carpeted flooring, access to the loft, doors leading off to:

Bathroom

UPVC double glazed window to the rear elevation, tiled flooring, tiled splashbacks, bath with separate hot and cold taps, WC, handwash basin with mixer tap, heated towel rail, shower enclosure with UPVC splashback and mains fed shower over, storage cupboard housing the gas combination boiler.

Bedroom One

11'40 x 11'58 approx (3.35m x 3.35m approx)

Two UPVC double glazed windows to the front elevation, wall mounted radiator, carpeted flooring.

Bedroom Two

11'70 x 8'29 approx (3.35m x 2.44m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, carpeted flooring.

Rear of Property

To the rear of the property there is an enclosed rear garden with patio area, lawned area and further raised deck to the rear, outdoor water tap, fencing to the boundaries, side gated access.

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 15mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

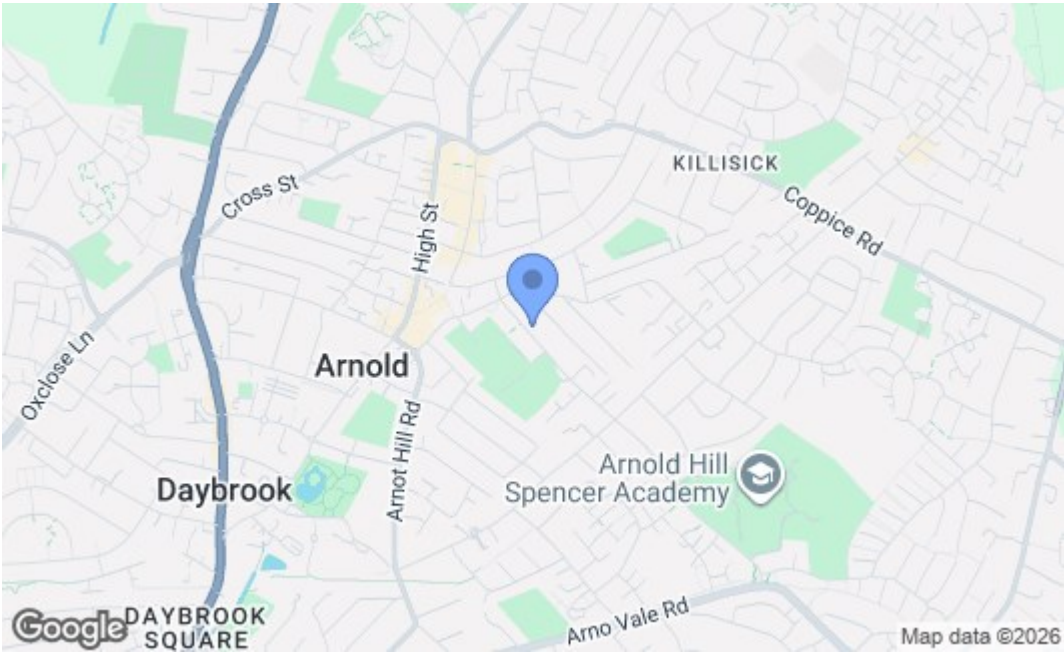
Flood Defences: No

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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.