



Spinningdale  
Arnold, Nottingham NG5 8QS

A TWO DOUBLE BEDROOM END TOWN  
HOUSE OFFERING WELL PRESENTED  
ACCOMMODATION.

**Guide Price £200,000 Freehold**





\*\*\* GUIDE PRICE £200,000 - £210,000 \*\*\*

A WELL-PRESENTED RENOVATED TWO DOUBLE BEDROOM END TOWN HOUSE SET WITHIN EASY REACH OF ARNOLD HIGH STREET AND AMENITIES.

Constructed of brick to the external elevation all under a tiled roof, deriving the benefits of modern conveniences such as re-fitted gas central heating and double glazing.

In brief, the property comprises an entrance hallway, living room and modern refitted dining kitchen. To the first floor there are two double bedrooms and a separate modern family bathroom.

The property sits on a corner plot and offers spacious landscaped gardens to front, side and rear elevations. Alongside a free-standing garage found to the rear of the property.

The property would make an ideal purchaser for an investor or first-time buyer looking to place a step on the first step of the property ladder. To fully appreciate the size and quality of the accommodation on offer an early viewing is recommended!



### Entrance Hallway

Modern composite entrance door to the front elevation leading into the entrance hallway. Staircase leading to the first floor landing. Wall mounted radiator. Ceiling light point. Built-in storage cupboard housing electrical consumer unit, electric and gas meter points and shelving for further storage. Internal door leading into the living room.

### Living Room

19' x 13'4 approx (5.79m x 4.06m approx)  
UPVC double glazed bay window to the front elevation. Wall mounted radiators. Ceiling light point. Wall light points. Coving to the ceiling. Ample space for both sitting and dining. Internal door leading into the refitted kitchen diner.

### Kitchen Diner

13'4 x 9'10 approx (4.06m x 3.00m approx)  
UPVC double glazed window to the rear elevation. UPVC double glazed access door leading to the landscaped rear garden. Wall mounted radiator. Ceiling light point. Range of fitted wall and base units incorporating laminate worksurfaces. Integrated oven. 4 ring induction hob with stainless steel and glass extractor unit above. Stainless steel 1.5 bowl sink and swan neck dual heat tap above. Space and plumbing for an automatic washing machine. Space and point for a freestanding fridge freezer. Ample space for dining table.

### First Floor Landing

UPVC double glazed window to the side elevation. Loft access hatch. Airing cupboard housing refitted gas central heating combination boiler providing hot water and central heating to the property. Internal doors leading into Bedroom 1, 2 and Family Bathroom

### Bedroom 1

13'4 x 11'4 approx (4.06m x 3.45m approx)  
UPVC double glazed window to the front elevation. Wall mounted radiator. Ceiling light point. Built-in wardrobes with sliding mirrored doors.

### Bedroom 2

11'2 x 6'08 approx (3.40m x 2.03m approx)  
UPVC double glazed window to the rear elevation. Wall mounted radiator. Ceiling light point.

### Family Bathroom

8'4 x 5'07 approx (2.54m x 1.70m approx)  
UPVC double glazed window to the rear elevation. Tiled splashbacks. Wall mounted radiator. Ceiling light point.

Modern 3 piece suite comprising of a panel bath with mains fed shower above, semi recessed vanity wash hand basin with storage cupboard below and a low level flush WC. Extractor fan.

### Outside of Property

The property sits on a corner plot and offers spacious landscaped gardens to front, side and rear elevations. To the front of the property, there is a pathway to the front entrance and a laid to lawn, paved patio and stone area with mature shrubbery and trees. To the side, there is an Indian sandstone paved patio area, decorative garden and fencing to the boundaries. To the rear, there is an enclosed garden with a paved patio area, garden laid to lawn, external lighting, external water faucet, fencing to the boundaries and secure gated access to the rear leading to the garage.

### Garage

Freestanding brick-built garage. Pedestrian access door to the front.

### Agents Notes: Additional Information

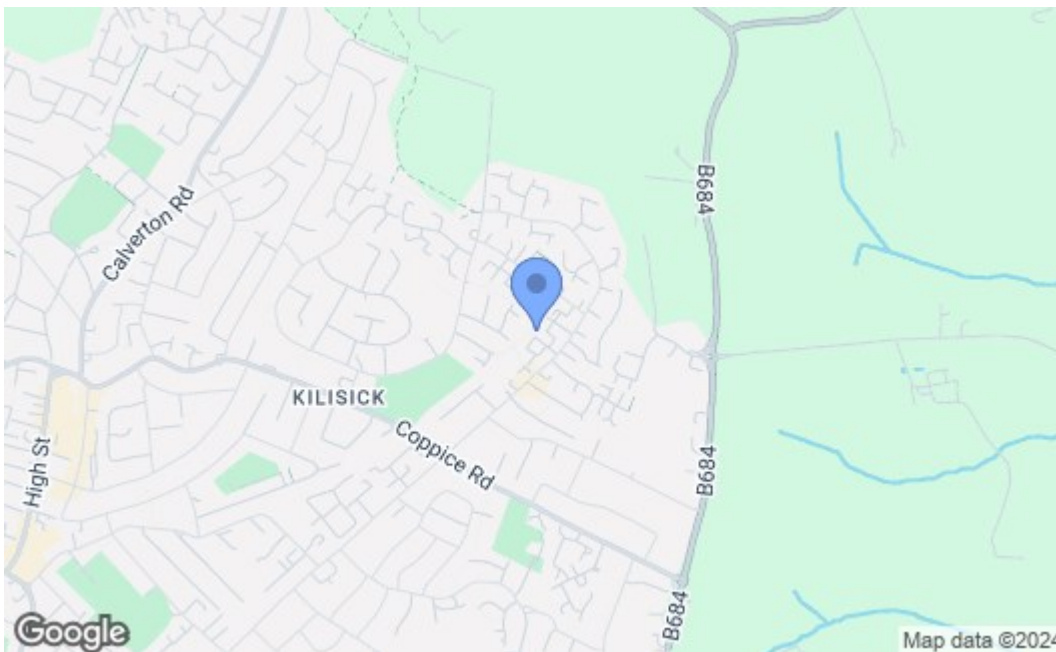
Council Tax Band: B  
Local Authority: Gedling  
Electricity: Mains supply  
Water: Mains supply  
Heating: Mains gas  
Septic Tank : No  
Broadband: BT, Sky, Virgin  
Broadband Speed: Standard 20mbps Ultrafast 1000mbps  
Phone Signal: 02, Vodafone, EE, Three  
Sewage: Mains supply  
Flood Risk: No flooding in the past 5 years  
Flood Defences: No  
Non-Standard Construction: No  
Any Legal Restrictions: No  
Other Material Issues: No







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metagage ©2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.