



Gleneagles Drive,  
Arnold, Nottingham  
NG5 8QQ

**£170,000 Freehold**





**\*\* NO UPWARD CHAIN \*\* PERFECT FOR FIRST TIME BUYERS AND INVESTORS \*\***

Robert Ellis Estate Agents are delighted to present to the market this SPACIOUS TWO DOUBLE BEDROOM MID TOWN HOUSE SET WITHIN EASY REACH OF ARNOLD HIGH STREET AND LOCAL AMENITIES.

In brief, the property comprises an entrance hallway, a bay-fronted lounge with feature electric fireplace, fitted kitchen and a conservatory with French doors leading to the enclosed rear garden. On the first floor, there are two double bedrooms and a family bathroom.

To the front of the property there is a low maintenance garden, to the rear there is an enclosed rear garden with a paved patio area, fencing to the boundaries and secure gated access to the garage and parking space.

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

Contact the office to arrange your viewing today!



### Entrance Hallway

UPVC entrance door to the front elevation leading into the entrance hallway. Carpeted flooring. Wall mounted radiator. Built-in storage cupboard. Staircase to the first floor landing. Internal door leading into the lounge.

### Lounge

19'3" x 13'6" approx (5.88 x 4.12 approx)

Double glazed bay fronted window to the front elevation. Carpeted flooring. Wall mounted radiator. Feature electric fireplace with wooden mantle and plastic surround. Internal door leading into the kitchen.

### Kitchen

9'10" x 13'6" approx (3.0m x 4.12 approx)

Double glazed window to the rear elevation. Linoleum flooring. Wall mounted radiator. Range of fitted wall and base units incorporating worksurfaces above. Stainless steel sink and drainer unit with swan neck dual heat tap. Integrated electric oven. 4 ring gas hob with extractor hood above. Integrated dishwasher. Space and point for freestanding fridge freezer. Space and plumbing for an automatic washing machine. Double glazed door leading to the conservatory.

### Conservatory

10'11" x 11'1" approx (3.34 x 3.38 approx)

Double glazed windows to the side and rear elevations. Double glazed French doors leading to the enclosed rear garden. Laminate flooring.

### First Floor Landing

Carpeted flooring. Wall mounted radiator. Built-in storage cupboard. Loft access hatch. Internal doors leading into bedrooms 1, 2 and family bathroom.

### Bedroom 1

10'4" x 14'0" approx (3.15 x 4.27 approx)

Double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Built-in triple wardrobes. Built-in over bed storage.

### Bedroom 2

11'1" x 7'7" approx (3.40 x 2.33 approx)

Double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator.

### Family Bathroom

Double glazed window to the rear elevation. Linoleum flooring. Fully tiled walls. Wall mounted radiator. 3 piece suite comprising of a panel bath with dual heat tap and mains fed shower above, vanity wash hand basin with dual heat tap and storage cupboards below and a low level flush WC

### Front of Property

To the front of the property there is a low maintenance pebble garden, shrubbery and a pathway to the front entrance door.

### Rear of Property

To the rear of the property there is an enclosed rear garden with a stone paved patio area, fencing surrounding and gated access to the parking space and garage.

### Parking

The property benefits from a parking space and garage with a up and over door (2.27 x 5.28 approx) to the rear of the property.

### 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





**Robert Ellis**  
ESTATE AGENTS



| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         | 87        |
| (81-91) B   |  |                         |           |
| (69-80) C   |  | 71                      |           |
| (55-68) D   |  |                         |           |
| (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.