



High Street,  
Arnold, Nottingham  
NG5 7DJ

**£145,000 Freehold**



Robert Ellis Estate Agents are pleased to present this spacious two-bedroom mid-terrace home in the heart of Arnold, Nottingham — an excellent opportunity for first-time buyers or investors.

The property benefits from modern conveniences such as gas central heating and double glazing however will require a degree of cosmetic improvement works that have been factored into the competitive asking price.

Located just a short walk from Arnold town center, the property offers easy access to shops, restaurants, and essential amenities. With excellent transport links to Mapperley, Nottingham City Centre, and surrounding areas, commuting is convenient. Families will benefit from the nearby schools, including Arnold Hill School and Richard Bonington Primary & Nursery.

Inside, the home features a welcoming living room with a fireplace, perfect for relaxing. The adjoining dining room leads to a fitted kitchen. Upstairs, you will find a Double bedroom to the front elevation, second bedroom to the rear with access to the shower room.

The stairs from the landing lead up to the original Attic room with potential to be used as an additional bedroom.

The rear garden has a lawned area and space for a garden shed.

This property is offered with no upward chain, making it a straightforward purchase. Contact Robert Ellis Estate Agents today to arrange your viewing and secure this fantastic home.



### Living Room

12' x 12'11 approx (3.66m x 3.68m approx)  
UPVC double glazed access door. UPVC double glazed window to the front elevation. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Feature Adam style fireplace incorporating wooden surround with marble hearth and back panel and insert living flame gas. Internal glazed door leading through to dining room.

### Dining Room

14'02 x 11'11 approx (4.32m x 3.63m approx)  
UPVC double glazed windows to the rear elevation. Wall mounted double radiator. Ceiling light point. Coving to the ceiling. Wall hung 4 bar gas fire. Staircase leading to the first floor landing. Panel door leading down to the cellar. Internal glazed door leading through to kitchen.

### Kitchen

11' x 7'3 approx (3.35m x 2.21m approx)  
UPVC double glazed window to the rear elevation. UPVC double glazed door to the side elevation. Linoleum floor covering. Tiled splash backs. Ceiling light point. Range of matching wall and base units incorporating laminate worksurfaces above. 1.5 bowl sink with mixer tap above. Space and plumbing for an automatic washing machine. Space and point for a freestanding gas cooker. Space and point for a freestanding fridge freezer. Ample storage space

### Cellar

14'01 x 12' approx (4.29m x 3.66m approx)  
Split into two separate compartments with shelving for storage. Light & Power. Gas meter point. Wall mounted electrical consumer unit.

### First Floor Landing

Wall mounted radiator. Ceiling light points. Staircase to the second floor. Panel doors leading off to rooms.

### Bedroom 1

12' x 10'10 approx (3.66m x 3.30m approx)  
UPVC double glazed window to the front elevation. Wall mounted radiator. Ceiling light point. Built-in wardrobes providing additional storage space.

### Bedroom 2

10'10 x 7'08 approx (3.30m x 2.34m approx)  
UPVC double glazed window to the rear elevation. Wall mounted radiator. Ceiling light point.

### Bathroom

12' x 6'8 approx (3.66m x 2.03m approx)  
UPVC double glazed window to the rear elevation. Tiled splashbacks. Wall mounted radiator. Ceiling light point. 3 piece suite comprising of a walk-in shower enclosure, pedestal hand wash basin and a low level flush WC. Under stair storage cupboard additional storage space.

### Attic Room

9'11 x 11'08 approx (3.02m x 3.56m approx)  
Velux window to rear elevation. Ceiling light points. Ideal gas central heating combination boiler providing hot water and central heating to the property.

### Rear of Property

To the rear of the property there is an enclosed rear garden being laid mainly to lawn, mature shrubs plants the borders and fencing to the boundaries. The property benefits from a separate freestanding shed for additional storage space and an additional brick build store.

### 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

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

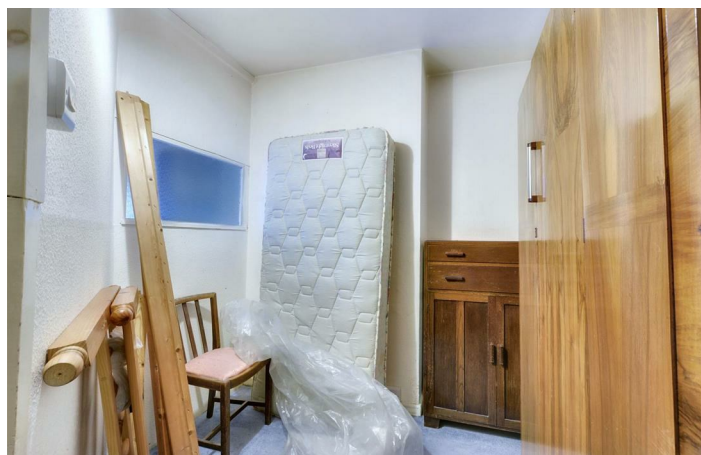
Flood Risk: No flooding in the past 5 years

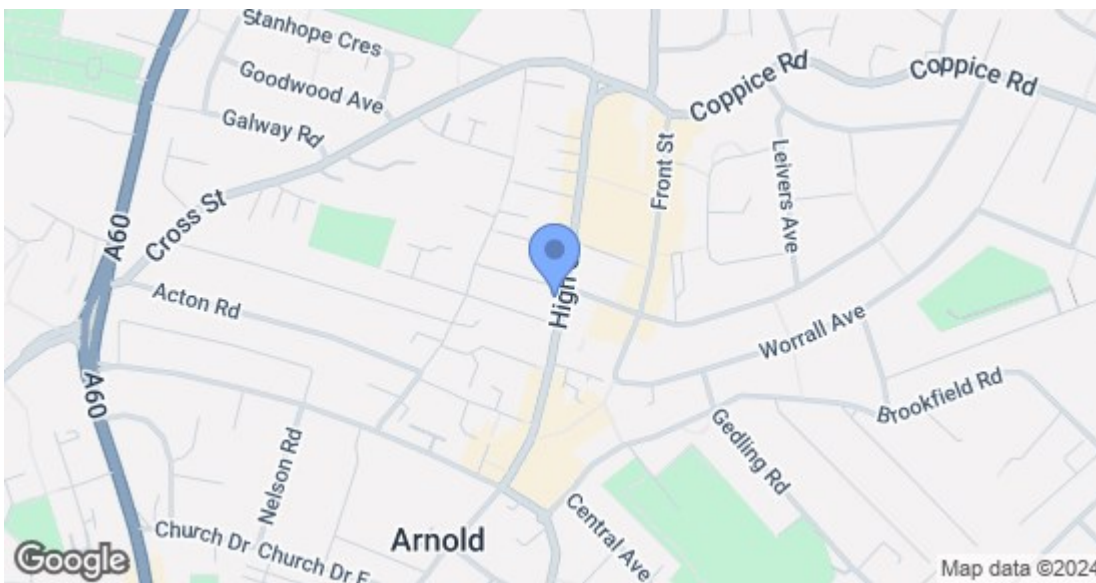
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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.