



Gedling Road
Arnold, Nottingham NG5 6NQ

£165,000 Freehold

A TWO BEDROOM, END TERRACE HOME
SITUATED IN ARNOLD, NOTTINGHAM.



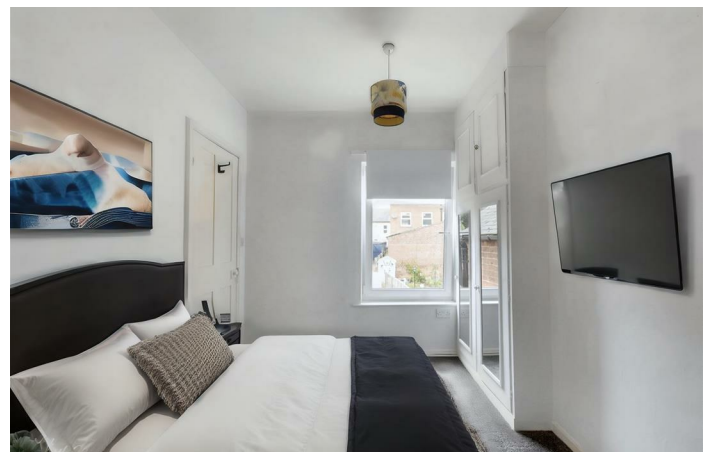
Robert Ellis Estate Agents are excited to present this spacious two-bedroom end-terrace home in the heart of Arnold, Nottingham — an excellent opportunity for first-time buyers or investors.

Located just a short walk from Arnold town centre, 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 cosy fireplace, perfect for relaxing. The adjoining dining room leads to a modern kitchen, recently updated with stylish units and contemporary tiled splashbacks. Upstairs, you'll find two generously sized double bedrooms and a sleek, modern family bathroom.

The low-maintenance rear garden is designed for easy upkeep, featuring a patio and stoned area, all enclosed by fencing and walls for added privacy. Additionally, the property includes an outhouse/utility room with plumbing, lighting, and power, providing extra storage or laundry space.

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 11'11" approx (3.66m x 3.63m approx)

With a modern composite door to the front, UPVC double glazed window, wall mounted electrical consumer unit, electric meter point housed within cupboard, stripped wood flooring, feature fireplace incorporating surround with inset decorative cast iron fireplace and inset original tiling, tiled hearth, ceiling light point, wall mounted radiator and internal glazed door to:

Dining Room

15'5" x 12'3" approx (4.70m x 3.73m approx)

UPVC double glazed window to the rear, wall mounted radiator, feature decorative fireplace incorporating wooden surround, quarry tiled hearth and open brick surround. Doorway through to re-fitted kitchen, wall mounted double radiator, linoleum flooring. Stairs to the first floor and panelled door to:

Cellar

12' x 7'10" approx (3.66m x 2.39m approx)

With light, gas meter point, brick flooring, stairs to dining room.

Fitted Kitchen

8'11" x 6' approx (2.72m x 1.83m approx)

With a range of matching contemporary wall and base units incorporating a laminate work surface over, sink with swan neck mixer tap above, space and plumbing for an automatic washing machine, space and point for free standing fridge freezer, tiled splashbacks, integrated oven with four ring hob above and extractor hood over, wine rack, UPVC double glazed window and door to the side.

First Floor Landing

Loft access hatch, ceiling light point, wall mounted radiator and panelled doors to:

Bedroom 1

12'1" x 12' approx (3.68m x 3.66m approx)

UPVC double glazed window to the front, wall mounted radiator, ceiling light point, feature decorative cast iron fireplace.

Bedroom 2

12'2" x 8'9" approx (3.71m x 2.67m approx)

UPVC double glazed window to the rear, built-in wardrobe with mirror doors providing additional storage and housing the Vaillant combination boiler.

Bathroom

9'1" x 6'1" approx (2.77m x 1.85m approx)

A modern white three piece suite comprising of a panelled bath with a rainwater shower head over, low flush wc, pedestal wash hand basin, UPVC double glazed window to the rear, heated towel rail, feature tiled splashbacks, tiling to the floor, built-in airing/storage cupboard.

Outside

To the rear of the property there is secure gated access to a low maintenance garden incorporating a fence and wall to the boundary, paved patio area and low maintenance gravelled area. Additional storage space for bins.

Utility/Outhouse

6'5" x 4'1" approx (1.96m x 1.24m approx)

Light, power and plumbing for a washing machine, secure access door.

Council Tax

Gedling Council Band A

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 15mbps Superfast 80mbps

Ultrafast 1000mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

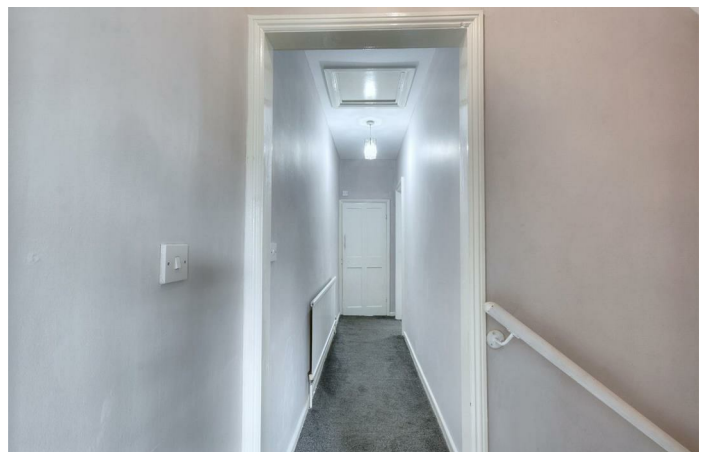
Flood Risk – No, surface water high

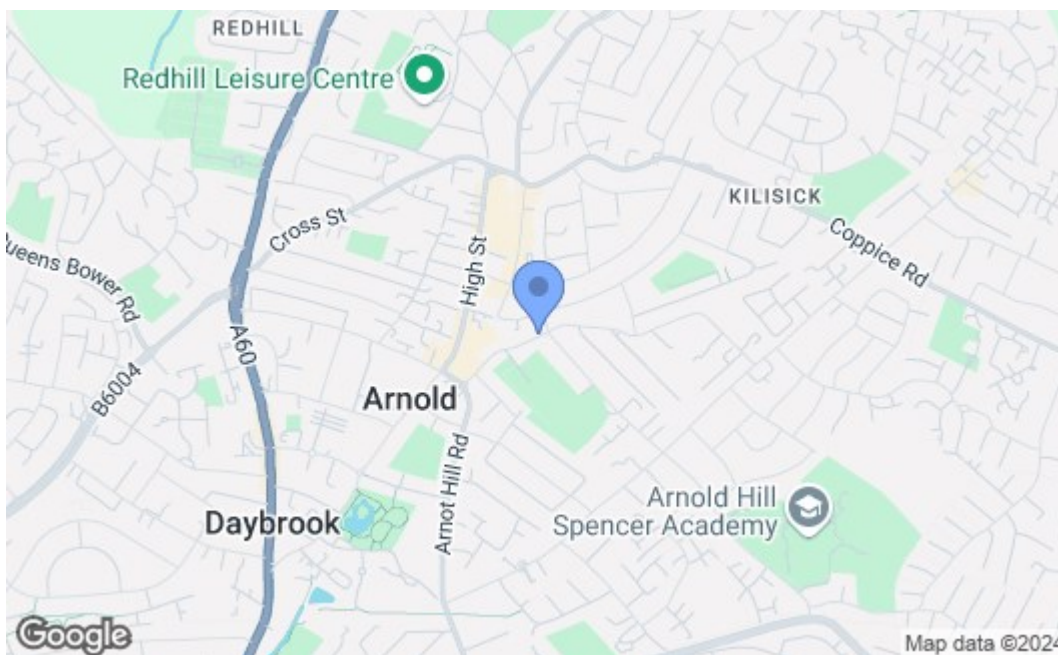
Flood Defenses – No

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			86
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) 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.