



Gedling Road,
Arnold, Nottingham
NG5 6NR

£195,000 Freehold



Robert Ellis Estate Agents are delighted to offer to the market this beautifully presented two-bedroom semi-detached home, situated in the highly sought-after area of Arnold, Nottingham.

Upon arrival, the property welcomes you with a charming porch leading into a bright and spacious hallway, setting the tone for the well-maintained interiors throughout. The ground floor features a warm and inviting living space, perfect for relaxation or entertaining guests. The well-equipped kitchen provides ample storage and workspace, making it perfect for preparing meals and enjoying casual dining and a conservatory following on from the kitchen.

Upstairs, there are two generously sized bedrooms, both filled with natural light, offering comfortable and versatile spaces for rest or work. The modern family bathroom is fitted with good quality fixtures to accommodate daily living needs.

Outside, the property truly shines. The front of the home benefits from a private driveway, providing off-street parking. To the rear, you'll find a large, well-maintained garden offering a peaceful retreat for outdoor activities, gardening, or entertaining friends and family during the warmer months.

Located in the vibrant community of Arnold, the property is within walking distance of local amenities, including supermarkets, cafes, and restaurants. Commuters will appreciate the excellent transport links and easy access to major road networks, while families can take advantage of the proximity to reputable schools and recreational facilities.

This delightful home combines space, comfort, and convenience, making it an excellent opportunity to step onto the property ladder. Viewing is highly recommended to fully appreciate everything this home has to offer.



Entrance Hallway

Composite entrance door to the front elevation leading into the hallway, door to lounge, stairs to first floor.

Lounge

13'11" x 11'10" approx (4.26 x 3.63 approx)

Double glazed window to the front elevation, carpeted flooring, TV point, dado rail, coving to the ceiling, gas fire with tiled hearth and wood surround, wall mounted radiator, door to kitchen

Kitchen

14'11" x 7'0" approx (4.57 x 2.15 approx)

Tiled flooring, a range of wall and base units with laminate work surfaces over, double sink and drainer unit with mixer tap, 4 ring induction hob with extractor hood over, built-in microwave, built-in oven, built-in fridge freezer, tiled splashback, built-in pantry which houses the boiler, spotlights to the ceiling, double glazed window and door to the conservatory.

Conservatory

14'0" x 12'3" approx (4.27 x 3.74 approx)

Tiled flooring, wall mounted radiator, double glazed windows surrounding, double glazed French doors.

First Floor Landing

Carpeted stairs leading to the landing, double glazed window to the side elevation, access to loft, doors to rooms.

Bedroom 1

11'10" x 10'5" approx (3.63 x 3.18 approx)

Double glazed window to the front elevation, picture rail, coving to the ceiling, wall mounted radiator, built-in storage.

Bedroom 2

10'3" x 9'6" approx (3.13 x 2.90 approx)

Carpeted flooring, double glazed window to the rear, picture rail, wall mounted radiator, built-in storage.

Bathroom

5'1" x 7'0" approx (1.55 x 2.14 approx)

Tiled flooring, WC, hand wash basin with mixer tap,

double glazed window to the rear, bath with mixer tap and mains fed shower above, heated towel rail, tiled splashbacks.

Rear of Property

To the rear of the property there is an enclosed rear garden with patio and lawned area surrounded by fencing and side 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 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

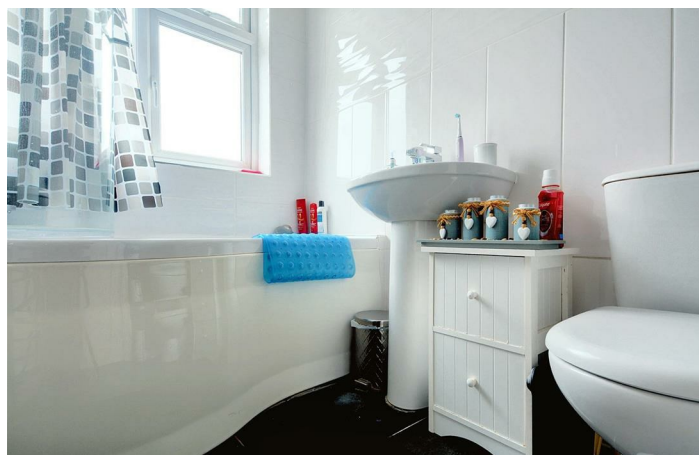
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

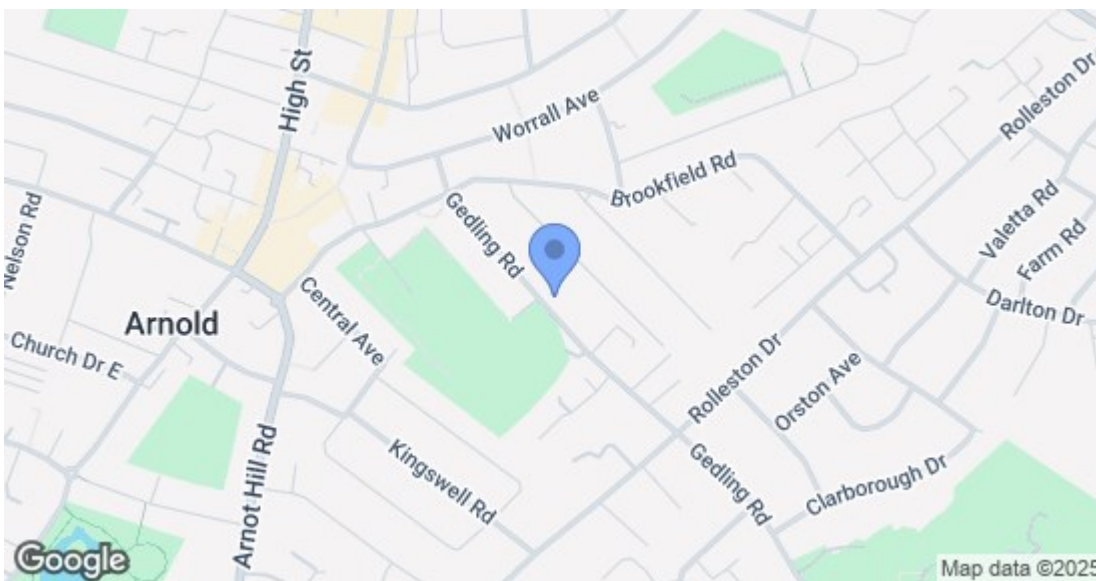
Other Material Issues: No

I060MR/HM





Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		64	
(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.