



**Downham Close  
Arnold, Nottingham NG5 6PR**

A WELL PRESENTED TWO BEDROOM END  
OF TERRACE FOR SALE IN ARNOLD,  
NOTTINGHAM!

**Offers In The Region Of £210,000 Freehold**





**\*\*MUST VIEW! CALLING ALL FIRST TIME BUYERS!\*\***

Robert Ellis Estate Agents are pleased to present this two-bedroom end-of-terrace property, located in the popular area of Arnold, Nottingham. This well-proportioned home offers a fantastic opportunity for first-time buyers, small families, or those looking to downsize.

The property includes a garage to the side, providing secure off-road parking and additional storage. A front garden adds to the property's appeal, offering a pleasant entrance. Inside, the spacious lounge/diner provides a versatile living space, perfect for both relaxing and entertaining. The kitchen is well-equipped with plenty of storage and worktop space.

Upstairs, there are two good-sized bedrooms, ideal for a variety of uses, and a family bathroom with a modern three-piece suite.

The enclosed rear garden provides a private and secure outdoor area, ideal for enjoying the outdoors or for children to play.

Situated in Arnold, the property is close to local shops, schools, and amenities, with excellent transport links to Nottingham city centre. This property offers great potential and is a must-see for those seeking a well-located home.

An early viewing is highly recommended!



## Front of Property

To the front of the property there is a lawned area with a range of trees plants and shrubbery, the property has on road parking.

## Entrance Hallway

Composite entrance door to the front elevation leading to the entrance hallway comprising carpeted flooring, wall mounted radiator, coving to the ceiling, carpeted stairway leading to first floor landing, storage cupboard housing meters, door leading to lounge.

## Lounge

25'1" x 13'5" approx (7.67 x 4.10 approx)

Carpeted flooring, UPVC double glazed bay fronted window to the front elevation, coving to the ceiling, TV point, electric fire with tiled hearth and surround, wall mounted radiator, archway leading through to dining room.

## Dining Room

Carpeted flooring, wall mounted radiator, UPVC double glazed windows to the rear elevation, UPVC double glazed door to the rear elevation leading to the enclosed rear garden, built in storage cupboards providing ample additional storage space, door leading through to kitchen.

## Kitchen

7'10" x 10'10" approx (2.39 x 3.32 approx)

Tiled flooring, wall mounted radiator, tiled splashbacks, a range of matching wall and base units with worksurfaces over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over, UPVC double glazed door and window to the rear, UPVC double glazed window to the front elevation, space and point for a freestanding fridge freezer, space and plumbing for a washing machine, oven with 4 ring hob and extractor fan.

## First Floor Landing

Carpeted flooring, coving to the ceiling, access to loft, storage cupboard providing useful additional storage space, doors leading off to rooms.

## Bedroom 1

13'7" x 10'2" approx (4.15 x 3.10 approx)

UPVC double glazed window to the front elevation, wall

mounted radiator, coving to the ceiling, carpeted flooring, built-in wardrobes.

## Bedroom 2

7'6" x 11'5" approx (2.30 x 3.49 approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, coving to the ceiling, carpeted flooring.

## Bathroom

Panelled bath with separate hot and cold tap with electric shower above, vanity wash hand basin with mixer tap and storage cupboards below, UPVC double glazed window to the rear elevation, tiled splashbacks, WC, wall mounted radiator, laminate floor covering, wall mounted storage cabinets.

## Rear of Property

To the rear of the property there is a private enclosed rear garden laid mainly to lawn with patio area with a range of mature shrubbery planted to the borders and fencing to the boundaries, access to the garage.

## Garage

8'5" x 16'6" approx (2.59 x 5.04 approx )

Light and power.

## 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

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

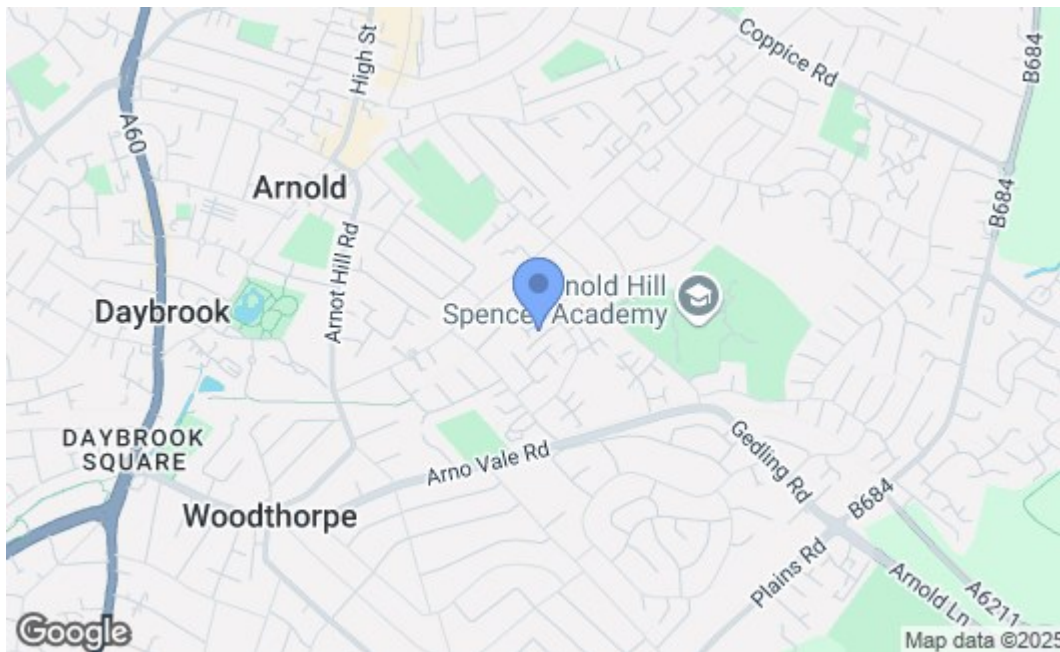
Other Material Issues: No







Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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	
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.