

James Street  
Arnold, Nottingham NG5 7BE

A WELL PRESENTED THREE BEDROOM  
MID TERRACE PROPERTY SITUATED IN  
ARNOLD, NOTTINGHAM!

**Offers Over £185,000 Freehold**





This well-presented three-bedroom mid-terrace property in Arnold, Nottingham, is offered with no chain, making it a fantastic opportunity for first-time buyers or investors. The entrance opens into a welcoming reception room, leading to a second spacious reception area and a useful cellar for additional storage. An archway from here leads into the extended kitchen, which comes fully equipped with modern fitted appliances, perfect for cooking and entertaining.

Upstairs, you'll find two good-sized bedrooms and a family bathroom. A door leads to the loft bedroom, offering versatile living space that can be adapted to suit your needs.

Externally, the property features a rear garden and on-road parking to the front. The property is ideally located within walking distance to Arnold town centre, offering a range of shops, cafes, and amenities. Redhill Academy and Arnold Mill Primary School are also within walking distance, making it perfect for families. Excellent transport links are nearby, providing easy access to Nottingham city centre and surrounding areas.

With no chain and great potential, this property is a must-see. Don't miss out on this fantastic opportunity!





### Front of Property

To the front of the property there is on road parking.

### Dining Room

12'4" x 10'8" approx (3.77 x 3.26 approx)

Composite entrance door to the front elevation leading into the dining room comprising double glazed window to the front elevation, wall mounted radiator, spotlights to the ceiling, laminate flooring, built-in storage cupboard, door leading to living room.

### Living Room

12'1" x 11'10" approx (3.69 x 3.61 approx)

Door to cellar, laminate flooring, archway leading to the kitchen, spotlights to the ceiling, double glazed window to the rear, TV point, wall mounted radiator.

### Cellar

10'11" x 5'4" and 10'11" x 6'0" approx (3.34 x 1.65 and 3.34 x 1.85 approx)

Split across two rooms within the cellar.

### Kitchen

17'3" x 5'8" approx (5.26 x 1.74 approx)

Laminate flooring, double glazed window to the rear elevation, double glazed door to the side elevation, a range of wall base and drawer units with work surfaces over incorporating a sink and drainer unit with mixer tap, space and plumbing for a washing machine, space and plumbing for a dishwasher, electric fan over with five ring gas hob over and extractor hood above, integrated microwave, Velux window, spotlights to the ceiling, vertical wall mounted radiator.

### Bedroom One

8'4" x 12'5" approx (2.56 x 3.80 approx)

Carpeted flooring, double glazed window to the front elevation, wall mounted radiator, built-in storage cupboard.

### First Floor Landing

Carpeted flooring, doors leading off to rooms, staircase access to further bedroom.

### Bedroom Two

8'9" x 11'10" approx (2.69 x 3.63 approx)

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

### Bathroom

Linoleum flooring, L-shaped bath with mixer tap and mains fed shower above, double glazed window to the rear, tiled splashbacks, hand wash basin with mixer tap, heated towel rail, WC, built-in storage.

### Bedroom Three

11'9" x 13'5" approx (3.59 x 4.10 approx)

Carpeted flooring, two Velux windows to the rear elevation, wall mounted radiator.

### Rear of Property

To the rear of the property there is an enclosed rear garden with patio area, lawned area, a range of plants and shrubbery planted to the borders, fencing to the boundaries, gated access for bins.

### 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

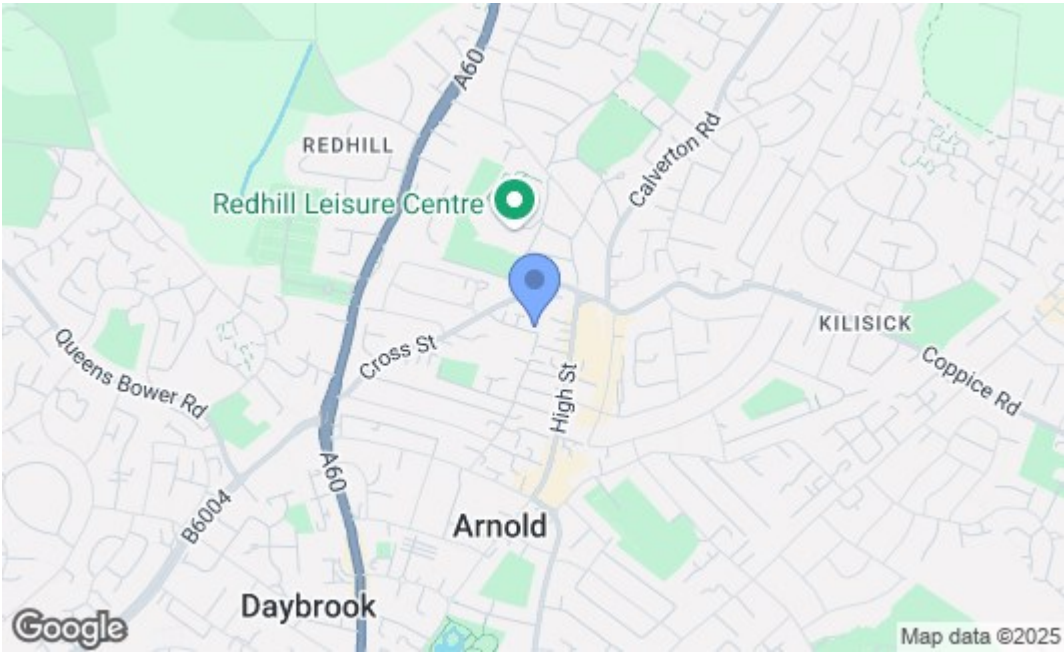
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





| 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                     |         |           |
| England & Wales 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 |         |           |
| 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.