



**Gedling Road
Arnold, Nottingham NG5 6NR**

**A WELL PRESENTED THREE BEDROOM
MID TERRACE HOME FOR SALE IN
ARNOLD!**

Asking Price £175,000 Freehold



A charming Three-Bedroom Mid-Terrace Home in Arnold, Nottingham.

Nestled in a popular residential area of Arnold, this well-presented three-bedroom mid-terrace property offers spacious and versatile living, ideal for families, first-time buyers, or investors alike.

Upon entering the home, you are welcomed into a bright and inviting first reception room, perfect for relaxing or entertaining guests. This leads through to a second reception room, which benefits from an open archway into the kitchen, creating a sociable and flowing living space. The ground floor also features a convenient downstairs shower room and access to the first-floor staircase.

Upstairs, the property boasts three generously sized bedrooms, each offering comfortable accommodation and plenty of natural light.

Outside, you'll find a low-maintenance block-paved rear garden, fully enclosed with fencing to provide privacy and security ideal for outdoor dining, children's play, or simply relaxing in the fresh air.

Located within walking distance of Arnold Town Centre, the home is perfectly positioned close to excellent schools, shops, and transport links, making everyday living easy and convenient.

Don't miss out an early viewing is highly recommended to fully appreciate what this property has to offer!



Front of Property

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

Lounge

Composite entrance door to the front elevation leading into the lounge comprising, carpeted flooring, gas fire with brick surround, coving to the ceiling, double glazed window to the front elevation, wooden glazed door leading into the dining room/second reception.

Dining Room/Second Reception

11'10" x 11'10" approx (3.62 x 3.63 approx)

Under the stairs storage cupboard, carpeted flooring, gas fire with tiled hearth and wood surround, doorway leading to staircase to the first floor landing, double glazed window to the rear elevation, archway leading through to the kitchen.

Kitchen

6'3" x 12'0" approx (1.91 x 3.66 approx)

Tiled flooring, a range of wall and base units with worksurfaces over incorporating a double sink and drainer unit with mixer tap above, four ring induction hob, integrated double oven, tiled splashbacks, double glazed window to the side elevation, composite door to the side elevation leading to the rear garden, door leading to the downstairs shower room.

Shower Room

5'4" x 5'6" approx (1.64 x 1.68 approx)

Tiled flooring, double glazed window to the side elevation, WC, walk in shower enclosure with handrails and electric shower over, tiled splashbacks, handwash basin with separate hot and cold taps, chrome heated towel rail, extractor fan.

First Floor Landing

Carpeted flooring, loft access hatch, doors leading off to;

Bedroom One

10'8" x 11'10" approx (3.26 x 3.63 approx)

Two double glazed windows to the front elevation, built-in wardrobes providing additional storage space, carpeted flooring, wall mounted storage heater.

Bedroom Two

12'0" x 8'10" approx (3.67 x 2.71 approx)

Double glazed windows to the rear elevation, carpeted flooring, wall mounted storage heater.

Bedroom Three

6'6" x 11'10" approx (1.99 x 3.62 approx)

Double glazed window to the rear, carpeted flooring, wall mounted storage heater, storage cupboard providing useful additional storage space.

Rear of Property

To the rear of the property there is an enclosed low maintenance rear garden with large block paved patio area, raised slate borders, fencing to the boundaries, shed, 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 17mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

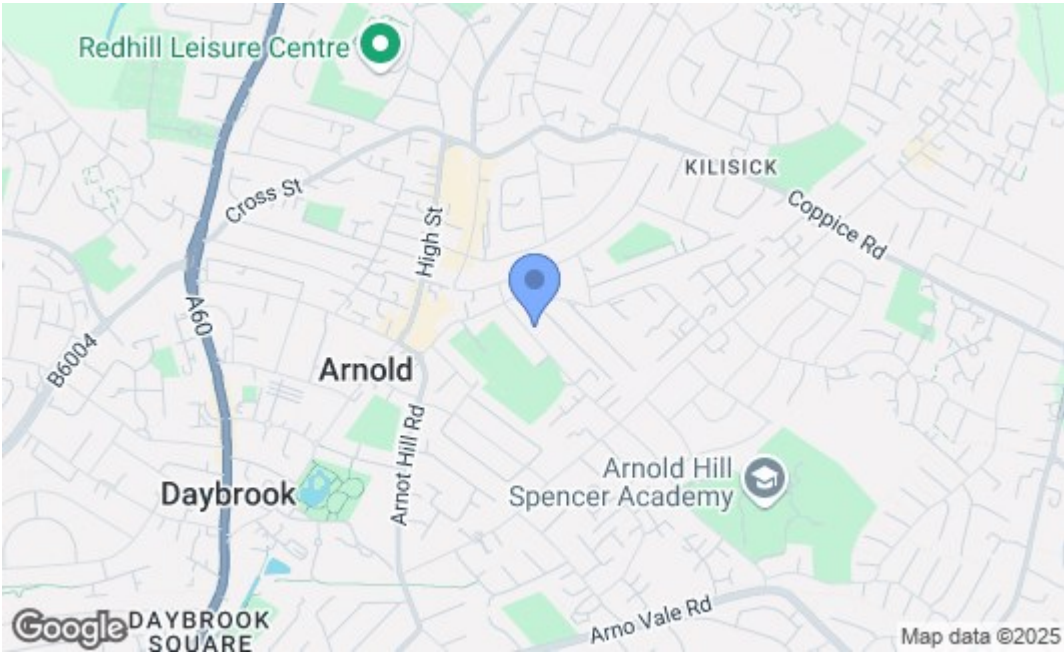
Flood Defences: No

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		81
(69-80) C		
(55-68) D	57	
(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.