



Brookfield Gardens,  
Arnold, Nottingham  
NG5 7EW

**£180,000 Freehold**



This charming two bedroom mid terrace property is situated in a sought after area of Arnold, ideally located close to local schools, shops and excellent bus links. It offers a fantastic opportunity for first time buyers, small families or investors.

As you enter the home, you are welcomed into a bright entrance porch that leads through to the spacious lounge, with stairs rising to the first floor. The lounge offers a comfortable living area and provides access to the kitchen diner at the rear of the property. The kitchen is well laid out with plenty of space for dining and entertaining, and features a sliding door that opens onto a lovely enclosed rear garden, perfect for relaxing or enjoying time outdoors.

Upstairs, the property offers two good sized bedrooms and a family bathroom. To the front of the home, there is a small low maintenance garden and a garage, providing useful storage or parking.

This well located and well presented home is not to be missed.

An Early viewing is recommended!



### Entrance Hallway

Composite entrance door to the front elevation with double glazed window to the side giving access to the entrance hallway comprising carpeted flooring, wall mounted radiator, staircase leading to the first floor landing, coving to the ceiling, storage cupboard, door leading through to the lounge.

### Lounge

8'8" x 18'1" approx (2.66 x 5.53 approx)

UPVC double glazed window to the front elevation, wall mounted radiator, TV point, coving to the ceiling, understairs storage cupboard, door leading through to the kitchen.

### Kitchen

13'3" x 7'9" approx (4.06 x 2.38 approx)

Tiled flooring, tiled splashbacks, UPVC double glazed window to the rear elevation, UPVC double glazed sliding door to the rear elevation, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, space and point for fridge freezer, space and plumbing for a washing machine, NEFF fan oven with NEFF four ring induction hob above and extractor hood over.

### First Floor Landing

Carpeted flooring, storage cupboard, doors leading off to:

### Bedroom One

13'9" x 10'3" approx (4.20 x 3.14 approx)

Laminate floor covering, UPVC double glazed window to the front elevation, built-in storage, wall mounted radiator, window to bedroom two, access to the loft.

### Bedroom Two

10'11" x 7'7" approx (3.35 x 2.33 approx)

Laminate floor covering, UPVC double glazed window to the rear elevation, window to bedroom one.

### Bathroom

5'9" x 5'1" approx (1.77 x 1.57 approx)

Tiled flooring, tiled splashbacks, UPVC double glazed window to the rear elevation, vanity wash hand basin with mixer tap, WC, bath with mixer tap and electric shower over, coving to the ceiling.



### Outside

#### Rear of Property

To the rear of the property there is an enclosed rear garden with patio area, outdoor water tap, two areas with artificial lawn for ease of maintenance, a range of plants and shrubbery planted to the borders, fencing to the boundaries, gated access, outdoor power.

#### Front of Property

To the front of the property there is a front garden.

#### Garage

7'10" x 15'1" approx (2.4 x 4.6 approx)

Up and over door to the front elevation.

#### 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 16mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

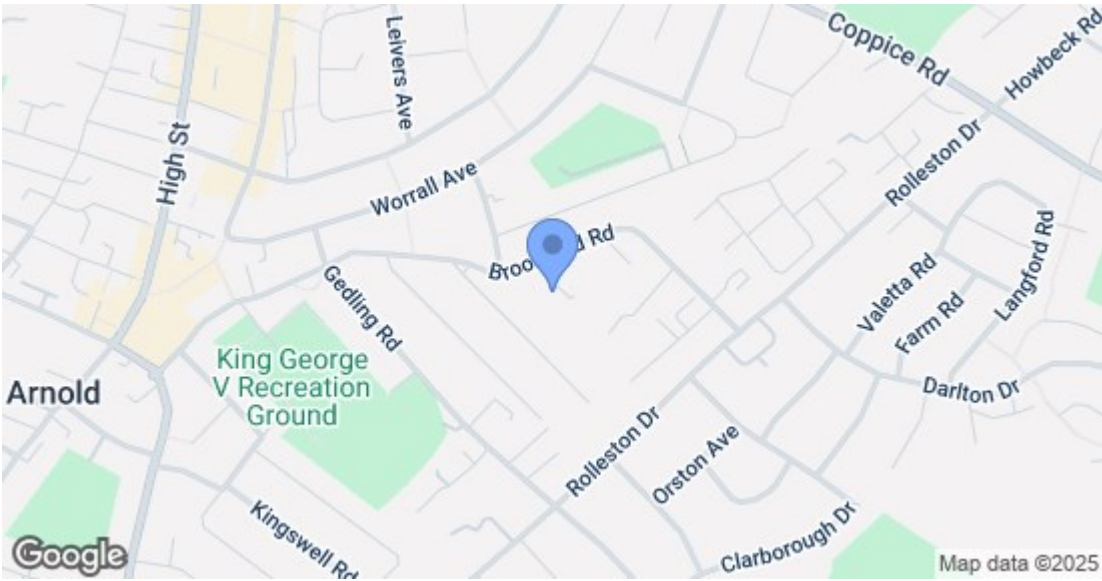
Flood Defences: No

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                                                     |         | 87        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       | 54      |           |
| (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.