



Howbeck Road  
Arnold, Nottingham NG5 8QB

**£180,000 Freehold**

WELL-PRESENTED TWO BEDROOM FAMILY HOME WITH MODERN INTERIORS, PRIVATE GARDEN, AND OFF-STREET PARKING IN SOUGHT-AFTER ARNOLD LOCATION.





New to the market is this charming and beautifully maintained two-bedroom terraced home, perfectly situated in the sought-after residential area of Arnold, Nottingham. Offering approximately 678 square feet of stylish and practical living space, this property is ideal for first-time buyers, young families, or investors looking to secure a home in a vibrant and well-connected location.

Upon entering, you're greeted by a welcoming hallway that leads into a spacious living room, tastefully decorated with on-trend feature wall panelling that adds a modern yet cosy feel. The adjoining kitchen diner is fitted with contemporary units and provides a great space for family meals or entertaining, with direct access to the rear garden, enhancing the sense of indoor-outdoor living.

Upstairs, the home offers two generously sized bedrooms filled with natural light and a sleek, modern family bathroom. Each room is well-proportioned and thoughtfully laid out, offering comfort and functionality in equal measure.

Outside, the property continues to impress with a private, enclosed rear garden—perfect for children to play, pets to roam, or simply enjoying a summer evening. There is also the added benefit of a garage and a driveway, providing convenient off-street parking, a rare find in this part of town.

Located just under four miles from Nottingham city centre, Arnold is a thriving community known for its excellent amenities, including a bustling high street, popular schools, and a range of parks such as Amot Hill and Woodthorpe Grange. The area boasts strong public transport links and easy access to the M1 motorway, making it a convenient base for commuting and daily life.

This is a home that has been lovingly cared for and stylishly presented throughout. Early viewing is highly recommended, as properties of this quality in such a desirable location rarely stay on the market for long.





### Entrance Hallway

UPVC double glazed entrance door to the front elevation leading into the entrance hallway comprising carpeted flooring, cupboard housing the electrical consumer and gas unit, staircase leading to the first floor landing, door through to the lounge.

### Lounge

17'3" x 13'5" approx (5.282 x 4.109 approx)

Laminate floor covering, UPVC double glazed bay fronted window to the front elevation, wall mounted radiator, panelling to the wall, door leading through to the kitchen diner.

### Kitchen Diner

8'9" x 13'4" approx (2.672 x 4.074 approx)

Tiled flooring, ample space for a dining table, wall mounted radiator, UPVC double glazed door leading out to the rear garden, a range of matching wall and base units with worksurfaces over incorporating a sink and drainer unit, integrated oven, induction hob with extractor hood over, space and point for a fridge freezer, space and plumbing for a washing machine, UPVC double glazed window to the rear elevation.

### First Floor Landing

Carpeted flooring, airing cupboard housing the water cylinder, panelled doors leading off to:

### Family Bathroom

5'6" x 6'1" approx (1.685 x 1.859 approx)

Three piece suite comprising panelled bath with shower over, handwash basin, WC, UPVC double glazed window to the rear elevation, tiled flooring, tiling to the walls.

### Bedroom One

10'3" x 14'3" approx (3.129 x 4.351 approx)

UPVC double glazed window to the front elevation, built-in wardrobes, carpeted flooring, wall mounted radiator.

### Bedroom Two

11'1" x 7'11" approx (3.395 x 2.435 approx)

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

### Outside

### Rear of Property

To the rear of the property there is an enclosed rear garden with paved patio area leading to lawned area with pathway leading to the gated rear giving access to the driveway and garage.

### Front of Property

To the front of the property there is a front garden mainly laid to lawn with pathway leading to the front entrance door.

### 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, Virgin

Broadband Speed: Standard 6mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

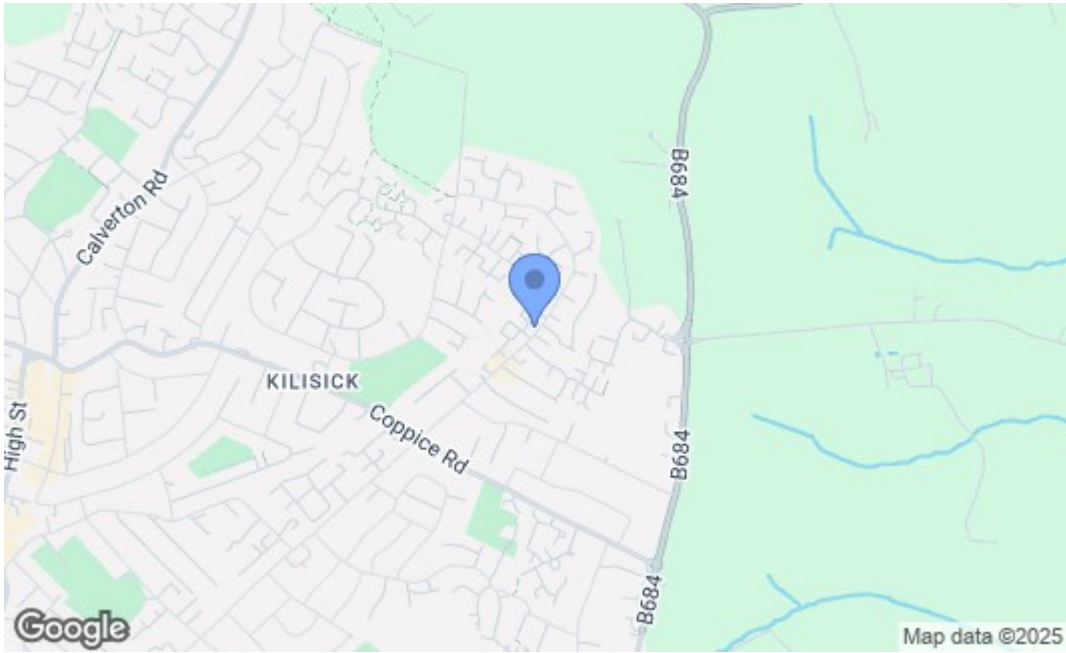
Flood Defences: No

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		
(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.