# Robert Ellis

# look no further...







Gedling Road Arnold, Nottingham NG5 6NR

£110,000 Leasehold

A TWO BEDROOM MAISONETTE FOR SALE IN ARNOLD!



A fantastic opportunity to purchase this two-bedroom ground floor maisonette, ideally located in the heart of Arnold, Nottingham. The property offers well-proportioned accommodation throughout, including a spacious lounge, kitchen, two bedrooms, and a bathroom. While the property would benefit from some TLC, it provides a solid foundation for someone looking to put their own stamp on a home or for an investor seeking a property with great potential.

Situated in a popular residential area, the maisonette is conveniently close to a range of local amenities including shops, schools, and excellent transport links. Arnold town centre is just a short walk away, offering a variety of supermarkets, cafes, and essential services. With everything on your doorstep and good access to public transport, this property is perfectly placed for comfortable and convenient living.

This is an ideal purchase for first-time buyers, downsizers, or investors alike. With no upward chain, early viewing is highly recommended.





# Entrance Hallway

UPVC door to the front elevation leading into the entrance hallway comprising carpeted flooring, dado rail, coving to the ceiling, wall mounted radiator, archway leading through to the kitchen, doors leading off to rooms.

#### Kitchen

 $9'62 \times 9'89 \text{ approx } (2.74\text{m} \times 2.74\text{m approx})$ 

Wall mounted radiator, UPVC double glazed window to the side elevation, coving to the ceiling, linoleum floor covering, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with separate hot and cold tap over, space and plumbing for a washing machine, space and point for a cooker, space and point for a fridge freezer.

### Lounge

 $16'69 \times 11'66 \text{ approx } (4.88m \times 3.35m \text{ approx})$ 

Carpeted flooring, coving to the ceiling, UUPVC double window to the side elevation, wall mounted radiator, fireplace.

#### Bedroom One

 $14'66 \times 11'62 \text{ approx } (4.27\text{m} \times 3.35\text{m approx})$ 

Carpeted flooring, built-in wardrobe, UPVC double glazed window to the side elevation, wall mounted radiator.

#### Bedroom Two

 $9'62 \times 10'65 \text{ approx} (2.74\text{m} \times 3.05\text{m approx})$ 

Carpeted flooring, storage cupboard, UPVC double glazed window to the side elevation, wall mounted radiator, coving to the ceiling.

#### Shower Room

Linoleum flooring, tiled splashbacks, UPVC double glazed window to the front elevation, wall mounted radiator, WC, shower enclosure with electric shower over, handwash basin.

# Garage

# Front of Property

To the front of the property there is an outdoor store providing additional storage space.

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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







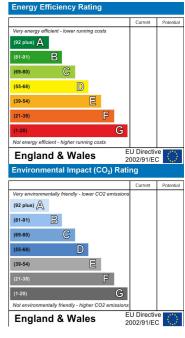












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.