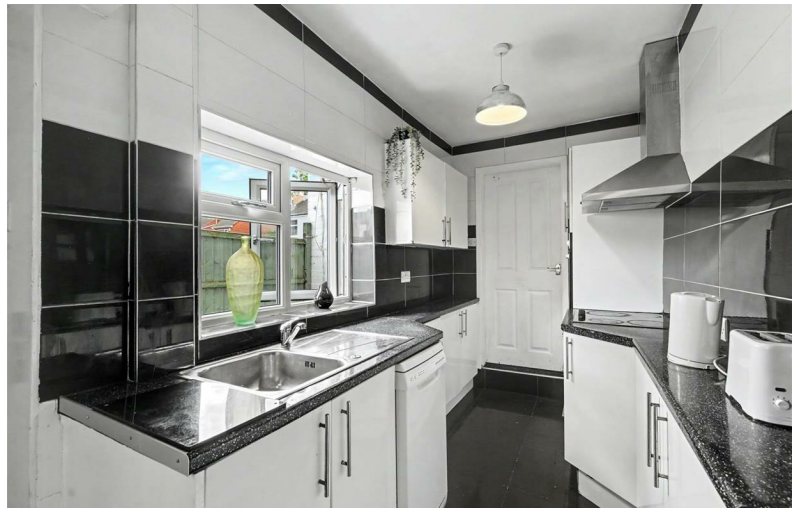




Arthur Street
Netherfield, Nottingham NG4 2HN

Asking Price £165,000 Freehold

TWO BEDROOM END TERRACE PROPERTY,
SELLING WITH NO UPWARD CHAIN.



A DECEPTIVELY SPACIOUS TWO BEDROOM END TERRACE PROPERTY WITH A LARGE OPEN PLAN LOUNGE/DINER, UTILITY ROOM, USEFUL ATTIC ROOM, ENCLOSED REAR GARDEN AND THE BENEFIT OF NO UPWARD CHAIN. FORMERLY A RENTAL PROPERTY, THE HOME IS FULLY COMPLIANT WITH CURRENT LETTINGS STANDARDS INCLUDING A VALID EICR, GAS SAFETY CERTIFICATION AND AN EPC RATING OF C.

Robert Ellis are delighted to bring to the market this well presented two bedroom end terrace property, situated in the popular and convenient area of Netherfield, within easy reach of local shops, amenities and transport links.

Having been successfully operated as a rental property, the home has been well maintained and is offered in a condition that meets current rental compliance standards. The property benefits from a valid Electrical Installation Condition Report (EICR) with approximately five years remaining, a current Gas Safety Certificate, and an energy efficient EPC rating of C, providing peace of mind for both owner occupiers and investors alike.

The property offers deceptively spacious accommodation arranged over three floors and would suit a range of buyers including first time buyers, young professionals and investors. A particular feature of the home is the impressive open plan lounge/diner, which measures approximately 28'1" in length and provides a fantastic main reception space. The staircase has been repositioned to help open up the ground floor, creating a room which is easily large enough to accommodate both a comfortable living area and dining space, making it ideal for everyday living and entertaining.

From the lounge/diner there is access through to the modern fitted kitchen, which includes a range of wall and base units, work surfaces, sink unit, integrated oven, hob and extractor hood, as well as space for further appliances. The kitchen leads through to a useful utility room, providing additional storage and appliance space. The property further benefits from a recently re-fitted gas central heating combination boiler installed in 2024, together with a newly replaced rear roof covering over the kitchen and bathroom, offering further reassurance to prospective purchasers.

To the first floor, the landing provides access to two bedrooms and the main bathroom, with the principal bedroom being positioned to the front and bedroom two overlooking the rear. The bathroom is fitted with a white three-piece suite comprising a panelled bath with shower over, wash hand basin and W.C.

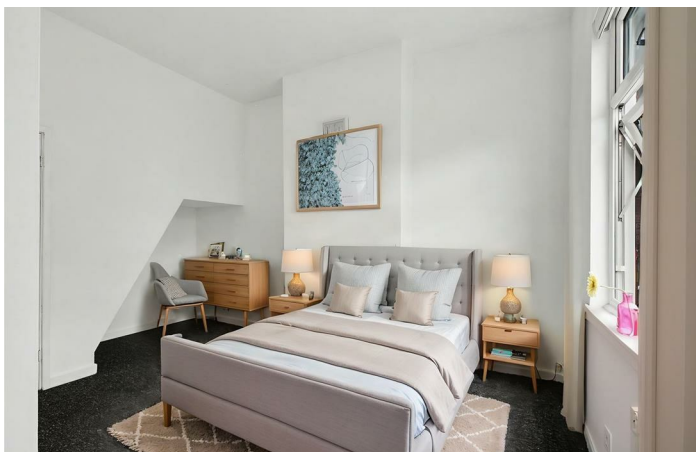
From the first floor landing, stairs rise to the second floor attic room, providing a useful additional space which could be utilised as a home office, playroom, dressing area or hobby room, depending on the buyer's requirements.

Outside, the property enjoys an enclosed rear garden with a patio area, fenced and walled boundaries and secure gated side access.

Netherfield offers a range of shops, schools, amenities and transport links, including nearby bus and rail services, with further facilities available in Carlton, Colwick and Mapperley. There is also good access to Nottingham city centre and the surrounding road network. In addition to the property's own amenities, there is ample on-street parking available within the surrounding area, making it convenient for both residents and visitors.

Offered to the market with the benefit of NO UPWARD CHAIN, this deceptively spacious and well-maintained home represents an excellent opportunity for a variety of purchasers. With its generous accommodation, compliant rental-standard certification, EPC C rating, recently installed boiler, replacement rear roof and convenient location, an early internal viewing comes highly recommended.

Selling with NO UPWARD CHAIN.



Entrance Hallway

A modern UPVC double glazed door to the front, wall mounted electric consumer unit, ceiling light point, stairs to the first floor landing and panelled door to:

Open Plan Lounge/Diner

10'8 x 28'1 approx (3.25m x 8.56m approx)

This open versatile, large spacious reception room benefits from having UPVC double glazed windows to the front and rear, radiator, ceiling light point, recessed spotlights, feature wall hung electric fireplace, panelled door to:

Kitchen

13'2 x 5'7 approx (4.01m x 1.70m approx)

With a range of matching modern wall and base units incorporating roll edged work surfaces over, stainless steel sink with mixer tap, space and plumbing for a free standing dishwasher, integrated eye level oven with ceramic hob and stainless steel extractor hood over, feature tiled splashbacks, ceiling light point, UPVC double glazed window to the side, space and point for a free standing fridge freezer, UPVC double glazed door to the rear, tiled floor, sliding door to:

Utility Area

6' x 5'10 approx (1.83m x 1.78m approx)

With a range of base units incorporating storage below, stainless steel sink with hot and cold tap over, recently re-fitted (2024) gas central heating combination boiler, UPVC double glazed window to the side, radiator, ceiling light point, tiled splashbacks, tiled floor, space and plumbing for an automatic washing machine, space and point for free standing tumble dryer, sliding door to the kitchen.

First Floor Landing

Recessed spotlights to the ceiling, radiator, stairs to the attic room and panelled doors to:

Bedroom 1

12' x 11'5 approx (3.66m x 3.48m approx)

UPVC double glazed window to the front, radiator, ceiling light points, built-in storage cupboard over the stairs.

Bedroom 2

8'6 x 12'4 approx (2.59m x 3.76m approx)

UPVC double glazed window to the rear, radiator, ceiling light point, cupboard providing useful additional storage space.

Bathroom

9'10 x 5'8 approx (3.00m x 1.73m approx)

White three piece suite comprising of a panelled bath with electric shower over, pedestal wash hand basin, low flush w.c., ceiling light point, radiator, UPVC double glazed window to the side, tiled splashbacks, tiled floor, extractor fan.

Second Floor

Attic Room

15'9 x 11'2 approx (4.80m x 3.40m approx)

UPVC double glazed window to the side, radiator, recessed ceiling spotlights. Providing a useful office/play room.

Outside

To the rear of the property there is an enclosed rear garden with secure gated access to the side.

To the rear there is a further patio area with fencing and walls to the boundaries.

Additional Information

Council Tax - Nottingham Council Band A

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 14mbps Superfast 187mbps

Ultrafast 1800mbps

Phone Signal – Vodafone, 02, Three, EE

Sewage – Mains supply

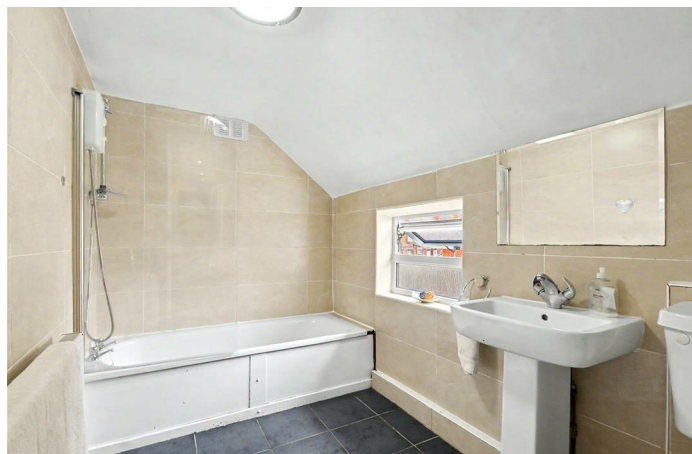
Flood Risk – No flooding in the past 5 years

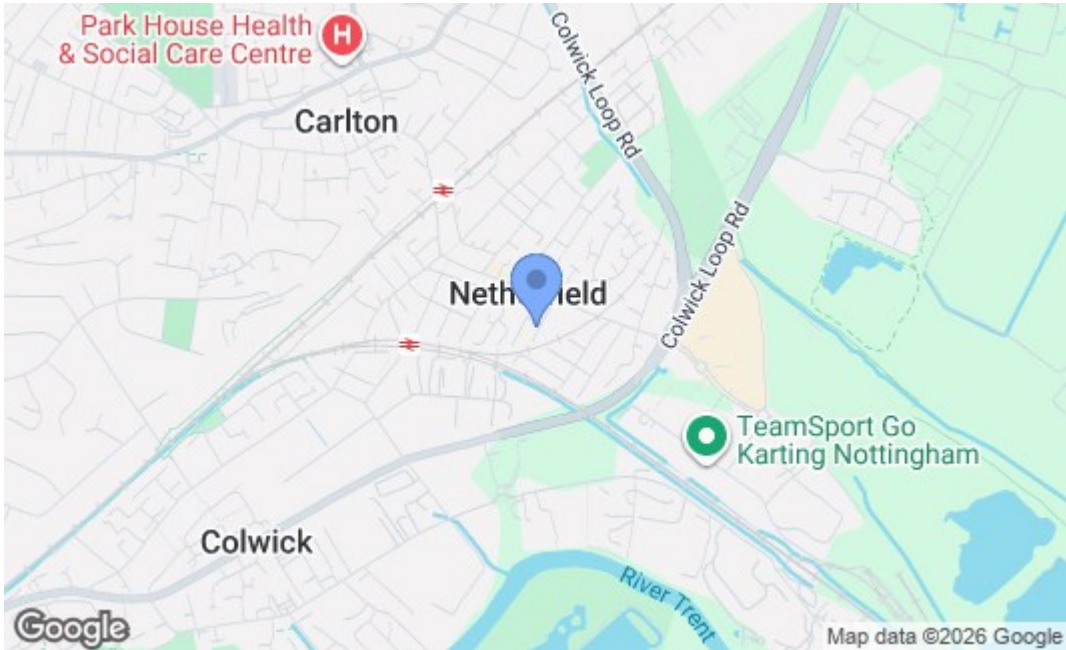
Flood Defenses – No

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	70	
(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 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.