



Nairn Close
Arnold, Nottingham NG5 8QY

A TWO DOUBLE BEDROOM END TOWN
HOUSE OFFERING WELL PRESENTED
ACCOMMODATION

Guide Price £190,000 Freehold



*** GUIDE PRICE £190,000 - 200,000 ***

WELL-PRESENTED TWO DOUBLE BEDROOM END TOWNHOUSE SET WITHIN EASY REACH OF ARNOLD HIGH STREET AND AMENITIES.

The property would make an ideal purchaser for an investor or first-time buyer looking to make a start on the property ladder. Sitting on a CORNER PLOT with the potential to extend or further develop subject to the relevant planning permissions.

The property is built of brick to the external elevation under a tiled roof and derives the benefits of modern conveniences like re-fitted gas central heating and double glazing throughout.

In brief, the property comprises an entrance hallway, a bay-fronted living room, a dining kitchen and a conservatory to the rear elevation offering an additional reception room. On the first floor, there are two double bedrooms and a separate family bathroom.

With gardens to the front, side and rear elevations and a driveway with a freestanding garage to the rear.

To fully appreciate the size and quality of the accommodation on offer an early viewing is recommended.



Entrance Hallway

UPVC double glazed entrance door to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Built-in airing cupboard housing electrical consumer unit, gas meter point, electric meter point and Worcester Bosch gas central combination boiler providing hot water and central heating to the property. Carpeted staircase to First Floor Landing. Internal glazed door leading through to Lounge

Lounge

13'6" x 19' approx (4.11m x 5.79m approx)
UPVC double glazed sectional bay window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Wall light points. Wall mounted 4 bar gas fireplace. Internal glazed door leading through to Kitchen Diner

Kitchen Diner

13'5" x 10' approx (4.09m x 3.05m approx)
UPVC double glazed windows to the rear elevation. Tiled flooring. Tiled splashbacks. Wall mounted radiator. Ceiling light point. Range of contemporary matching wall and base units incorporating laminate worksurfaces above. Stainless steel sink and drainer with dual heat tap. Integrated oven. 4 ring ceramic hob with extractor unit above. Space and point for freestanding fridge freezer. Space and plumbing for automatic washing machine. Ample space for dining table. UPVC double glazed door leading to Conservatory

Conservatory

12'3" x 7'06" approx (3.73m x 2.29m approx)
UPVC double glazed windows to the side and rear elevations. Tiled flooring. Brick built dwarf walls. Power & Heating. UPVC double glazed French doors to the side elevation leading to the enclosed rear garden

First Floor Landing

Carpeted flooring. Ceiling light point. Loft access hatch. Built-in storage cupboard with shelving. Internal doors leading into Bedroom 1, 2 and Family Bathroom

Bedroom 1

14'01" x 10'02" approx (4.29m x 3.10m approx)
UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Built-in large wardrobes providing ample storage space

Bedroom 2

11'02" x 6'08" approx (3.40m x 2.03m approx)
UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point

Family Bathroom

8'04" x 5'06" approx (2.54m x 1.68m approx)
UPVC double glazed window to the rear elevation. Tiled splashbacks. Wall mounted radiator. Ceiling light point. Modern white 3 piece suite comprising of a panel bath with dual heat tap and mixer shower attachment over, semi recessed vanity wash hand basin with dual heat tap and storage cupboards below and a low level flush WC

Front of Property

The property sits on a larger than average corner plot with laid to lawn garden to the front and side of property. Shrubbery and flowerbeds. Pathway to the front entrance.

Rear of Property

To the rear of the property there is a paved patio area leading to a large laid to lawn garden. Shrubbery and flowerbeds. Fencing surrounding. Gated access to driveway and freestanding brick-built garage

Garage

8'3" x 17'08" approx (2.51m x 5.38m approx)
Freestanding brick-built garage. Up and over door to the front elevation

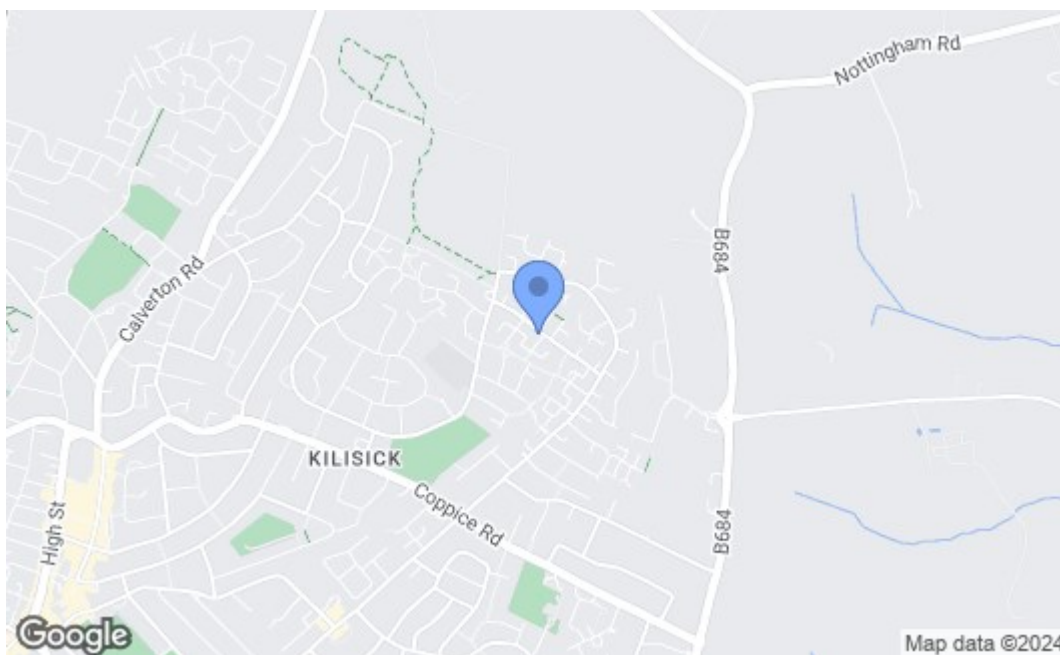
Council Tax

Local Authority Gedling
Council Tax band B

Agents Notes: Additional Information

Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky
Broadband Speed - Standard 5mbps Ultrafast 100mbps
Phone Signal – 02, Vodafone
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		68	
(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.