



**Nairn Close  
Arnold, Nottingham NG5 8QY**

**Guide Price £200,000 Freehold**

A TWO DOUBLE BEDROOM MID TOWN HOUSE OFFERING WELL PRESENTED ACCOMMODATION SITUATED IN ARNOLD, NOTTINGHAM



\*\*\*GUIDE PRICE £200,000-210,000\*\*\*

WELL-PRESENTED TWO DOUBLE BEDROOM MID TOWN HOUSE 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.

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.

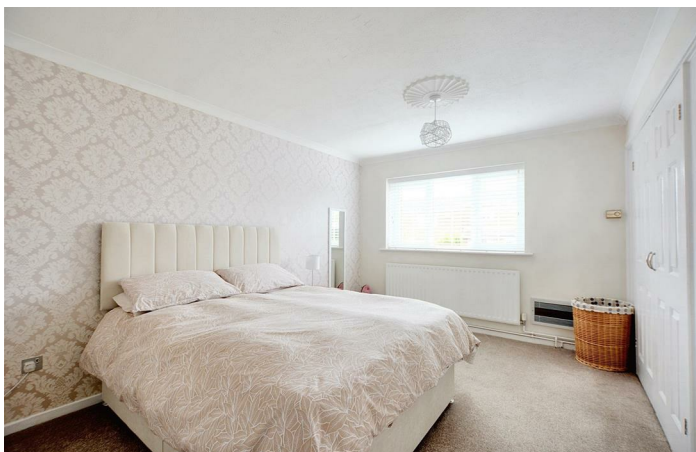
The property has been much improved by the current owner with a MODERN refitted Kitchen and MODERN family bathroom.

In brief, the property comprises an entrance hallway, a bay-fronted living room with feature gas fireplace and a MODERN refitted dining kitchen. On the first floor, there are two double bedrooms and a separate REFITTED family bathroom.

With gardens to the front and rear elevations and a garage to the rear.

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

Contact the office to arrange your viewing today.



### Entrance Hallway

UPVC double glazed door to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Built-in storage cupboard housing electrical consumer unit and electric and gas meter points. Carpeted staircase to First Floor Landing. Internal door leading into Living Room

### Living Room

18'8 x 13'5 approx (5.69m x 4.09m approx)  
UPVC double glazed sectional bay window to the front elevation. Carpeted flooring. Wall mounted double radiator. Ceiling light point. Ceiling rose. Coving to the ceiling. Feature fireplace incorporating Adams style surround, stone hearth and back panel and living flame gas fire. Internal door leading through to Kitchen Diner

### Kitchen Diner

13'06 x 10'07 approx (4.11m x 3.23m approx)  
This modern bright and spacious refitted kitchen diner incorporates a range of contemporary handle less wall, base and drawer units incorporating laminate worksurfaces above. Inset Blanco sink and drainer unit with swan neck dual heat tap above. Integrated Neff double oven. Induction hob with glass splash back and extractor unit above. Space and point for freestanding fridge freezer. Space and plumbing for automatic washing machine. Ample space for dining. UPVC double glazed windows to the rear elevation. Luxury vinyl tile flooring. Wall mounted double radiator. Ceiling light point. UPVC double glazed door to the rear elevation leading to enclosed rear garden

### First Floor Landing

Carpeted flooring. Ceiling light point. Loft access hatch (part boarded housing gas central heating combination boiler, fitted June 2020) Built-in airing cupboard with shelving. Internal doors leading into Bedroom 1, 2 and Family Bathroom

### Bedroom 1

14' x 10'03 approx (4.27m x 3.12m approx)  
UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Ceiling rose. Coving to the ceiling. Built-in wardrobes providing useful additional storage space

### Bedroom 2

11'04 x 7'07 approx (3.45m x 2.31m approx)  
UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point

### Family Bathroom

8'3 x 5'06 approx (2.51m x 1.68m approx)  
UPVC double glazed window to the rear elevation. Linoleum flooring. Tiled splashbacks. Wall mounted radiator. Recessed spotlights to the ceiling. Modern 3 piece suite comprising of a panel bath with a mains fed shower above incorporating a rain water showerhead attachment, vanity wash hand basin with dual heat tap and storage space below and a low level flush WC. Extractor unit

### Front of Property

To the front of the property there is a garden, laid to lawn with blossom tree and a pathway to the front entrance.

### Rear of Property

To the rear of the property there is an enclosed landscaped rear garden featuring a paved patio area, a artificial lawn area and fencing to the boundaries. Secure gated access to the rear election, providing access to the garage at the rear.

### 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 1000mbps

Phone Signal – 02, Vodafone

Sewage – Mains supply

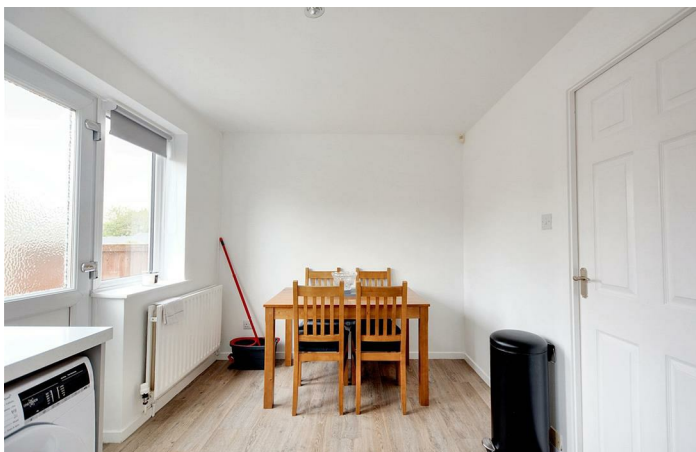
Flood Risk – No flooding in the past 5 years

Flood Defences – No

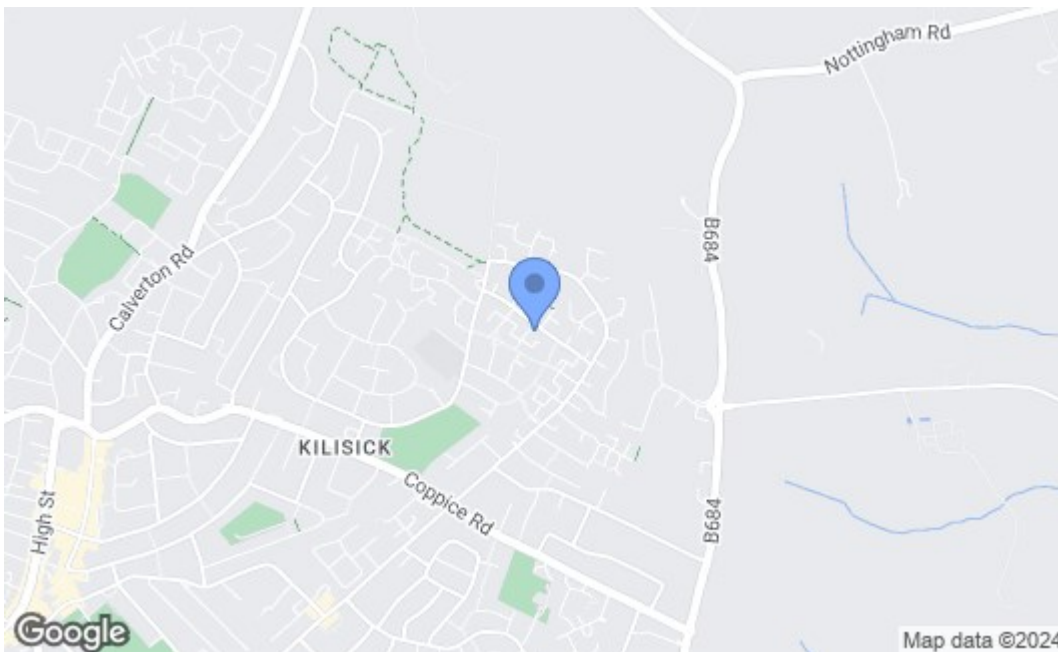
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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			
<b>England &amp; Wales</b>		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.