



Gleneagles Drive
Arnold, Nottingham NG5 8QL

Asking Price £170,000 Freehold

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



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS SPACIOUS TWO DOUBLE BEDROOM MID TOWN HOUSE SET WITHIN EASY REACH OF ARNOLD HIGH STREET AND AMENITIES.

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 lounge with feature gas fireplace, dining room with sliding doors leading to the enclosed rear garden and a separate fitted kitchen. On the first floor, there are two double bedrooms and a family bathroom.

To the front of the property there is a low maintenance block paved garden, to the rear there is an enclosed rear garden with a large paved patio area, gravel areas, fencing to the boundaries and secure gated access to the concrete sectional garage.

The property would make an ideal purchaser for an investor or first-time buyer looking to make a start on the property ladder. 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 leading into the Entrance Hallway. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Built-in storage cupboard. Carpeted staircase to the First Floor Landing. Internal door leading into the Lounge

Lounge

18'8 × 13'08 approx (5.69m × 4.17m approx)
UPVC double glazed bay fronted window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Feature fireplace incorporating a stone surround and hearth with living flame gas fire. Open through to the Dining Room

Dining Room

8'3 × 6'07 approx (2.51m × 2.01m approx)
UPVC double glazed French doors to the rear elevation leading out to the enclosed rear garden. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Sliding glazed door leading into the Kitchen

Kitchen

10' × 6'04 approx (3.05m × 1.93m approx)
UPVC double glazed window to the rear elevation. Tiled splashbacks. Ceiling light point. Coving to the ceiling. Range of fitted wall and base units incorporating laminate worksurfaces above. Stainless steel sink and drainer unit with swan neck dual heat tap. Space and point for a freestanding oven. Space and point for a freestanding fridge freezer. Space and plumbing for an automatic washing machine

First Floor Landing

Carpeted flooring. Ceiling light point. Coving to the ceiling. Loft access hatch. Built-in airing cupboard housing gas central heating combination boiler providing hot water and central heating to the property. Internal doors leading into Bedroom 1, 2 and Family Bathroom

Bedroom 1

14' × 10'5 approx (4.27m × 3.18m approx)
UPVC double glazed oriel bay window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Built-in triple wardrobes with over the bed storage

Bedroom 2

11'01 × 6'07 approx (3.38m × 2.01m approx)
UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Built-in triple wardrobes

Family Bathroom

8'3 × 5'06 approx (2.51m × 1.68m approx)
UPVC double glazed window to the rear elevation. Carpeted flooring. Fully tiled walls. Wall mounted radiator. Ceiling light point. Coving to the ceiling. 3 piece suite comprising of a walk-in shower enclosure with mains fed shower above, pedestal wash hand basin with hot and cold taps and a low level flush WC

Front of Property

To the front of the property there is a low maintenance block paved garden with steps leading to the front entrance and a wall to the boundary

Rear of Property

To the rear of the property there is an enclosed rear garden with a large paved patio area, gravel areas, fencing to the boundaries and secure gated access to the concrete sectional garage

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

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

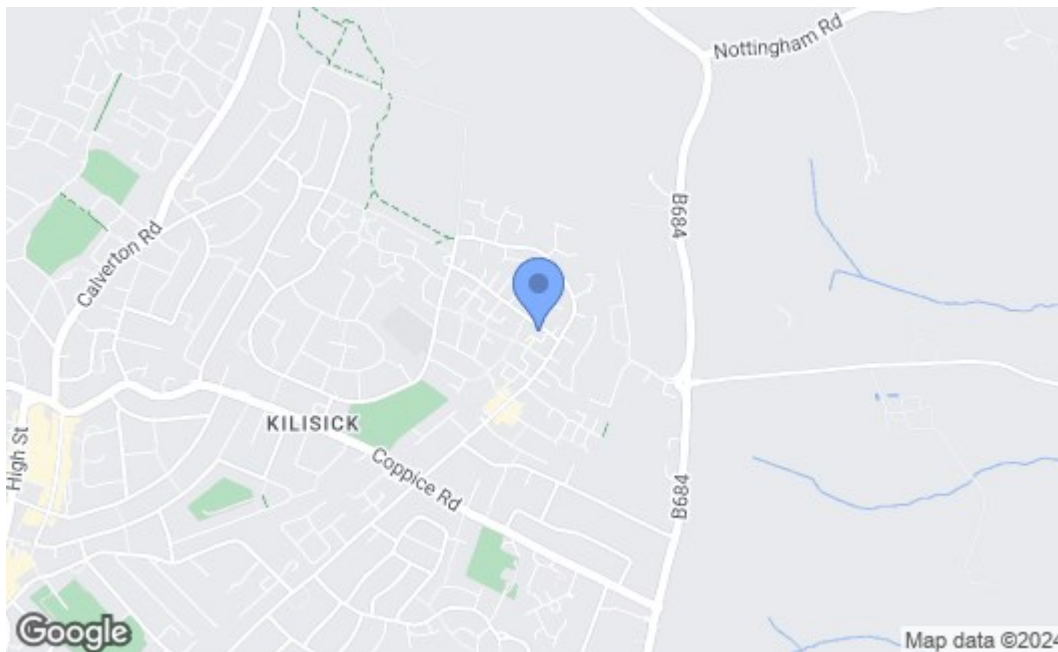
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		73	
(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 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.