

JOHNSONS & PARTNERS

Estate and Letting Agency



115 HOWBECK ROAD, ARNOLD

NOTTINGHAM, NG5 8QB

GUIDE PRICE £190,000



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Two Bedroom Townhouse | Well Presented Throughout | Modern Interiors | Garage | Popular Location | Close to Local Amenities | Breakfast Kitchen | Modern Bathroom Suite | South East Facing Garden |

Step onto the property ladder with elegance in the highly desirable Howbeck Road, nestled in the heart of Arnold, Nottingham. This charming two-bedroom mid-townhouse presents a remarkable opportunity for first-time buyers and small families seeking comfort, convenience, and contemporary living.

Upon entry, the welcoming entrance hallway ushers you into a stylish living room where relaxation and family time blend seamlessly. The breakfast kitchen is a true highlight, boasting French doors that open to the southeast-facing rear garden, inviting the morning light to brighten your daily routine. The modern kitchen is perfect for whipping up culinary delights whilst enjoying views of the serene outdoor space.

Both bedrooms are thoughtfully appointed, offering tranquil retreats after a bustling day. The modern bathroom suite ensures a refreshing start or a soothing end to your day. With attention to detail, the interiors throughout the townhouse echo a modern aesthetic that awaits your personal touch.

Convenience is key, and this home sits in proximity to local amenities, ensuring essentials and indulgences are never far away. The local transport links are just a stone's throw away, making commuting or weekend jaunts a breeze.

This property is an ideal haven that balances the buzz of the city with the tranquility of home life.

Viewings are highly advised to fully appreciate what this stunning townhouse has to offer. Don't miss the chance to make it your own and create lifelong memories within its walls.

Entrance Hallway

Living Room

16'9" x 13'5" (max) (5.11m x 4.09m (max))

Breakfast Kitchen

13'5" x 9'10" (4.11m x 3.02m)

First Floor Landing

Bedroom One

13'10" x 10'4" (4.24m x 3.15m)

Bedroom Two

10'11" x 7'6" (3.35m x 2.31m)

Bathroom

8'2" x 5'8" (2.51m x 1.73m)

Garage

Agents Disclaimer

Disclaimer - Council Tax Band Rating - Gedling Council – Tax Band B

This information was obtained through the directgov website. Johnsons and Partners offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Johnsons and Partners require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Johnsons and Partners removing a property from the market and instructing solicitors for your purchase.

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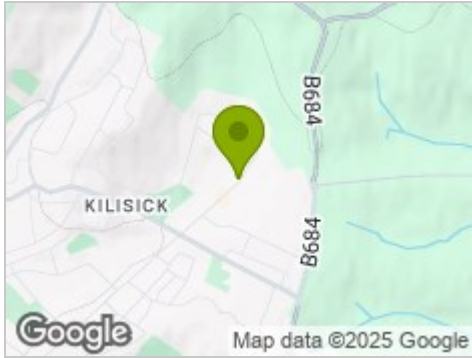
Road Map



Hybrid Map



Terrain Map



Floor Plan

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Kitchen/
Dining Room

Lounge

Hall

Ground Floor

Bedroom 2

Bedroom 1

Landing

Bathroom

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Viewing

Please contact our Burton Joyce Office on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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