



306 Gedling Road, Arnold, NG5 6NY

Price Guide £225,000



Marriotts



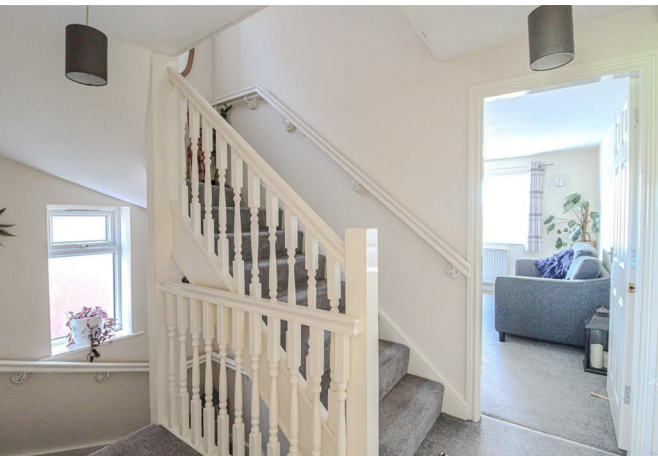
306 Gedling Road Arnold, NG5 6NY

- Modern end town house, available with No upward chain.
- 3 bedrooms, master with an en-suite shower room
- Integral garage and off street parking space
- Versatile accommodation arranged over 3 floors
- Spacious lounge, dining kitchen with integrated appliances and family bathroom
- Located close to Arnolds abundant amenities and schools

This delightful three-bedroom end townhouse is presented to the market with no upward chain, making it an ideal choice for those looking to move in swiftly. Located with easy reach of Arnold's extensive amenities, including shops, supermarkets, schools, and reliable bus services.

Upon entering, you are greeted by a welcoming ground floor entrance hall that leads to a versatile third bedroom, usable for family, guests or as a home office, alongside a convenient downstairs toilet. The integral garage, complete with power and lighting, provides ample storage and with an additional parking space right in front. The sizeable garage also offers good potential to convert, for those looking for a project and/or additional bedroom space.

On the first floor can be found the spacious lounge which overlooks the south-west facing rear garden, and a well-fitted dining kitchen equipped with integral appliances and offering space for a good-sized dining table and chairs. The second floor boasts a master bedroom featuring an en-suite shower room, a family bathroom fitted with a three-piece suite, and bedroom two. The low-maintenance rear garden offers a tranquil outdoor space.



Price Guide £225,000



Entrance Hall

From an open porch way, the UPVC front doors lead into the entrance hall, which has a fitted door mat, carpet, radiator, wall-mounted alarm panel and carpeted stairs to the first floor.

Garage

With up & over door, lights, electric and housing the RCD board.

Bedroom 3

Carpeted with radiator and UPVC French doors leading into the garden.

Downstairs Toilet

Fitted with toilet & dual flush, wash hand basin, radiator, extractor fan, vinyl floor and UPVC window to the rear.

First Floor Landing

Carpet, radiator and carpeted stairs to the second floor. UPVC window to the side of the stairs.

Dining Kitchen

Fitted with shaker-style wall and floor cabinets, worktop and tile splashback. Integrated appliances to include a fridge freezer, dishwasher, electric oven and grill, 4-ring gas hob & extractor and space for a washing machine. There is a duel bowl stainless steel sink & mixer tap, wall-mounted central heating boiler, radiator, UPVC window to the front and vinyl floor.

Lounge

Carpet, radiator and UPVC window to the rear.

Second Floor Landing

Carpet, radiator and loft access. UPVC window to the side of the stairs.

Master Bedroom

UPVC window to the rear, carpet and radiator.

En-suite Shower Room

Fully tiled shower cubicle and folding door, mains shower with rainwater head & handset, wash hand basin, toilet with dual flush, extractor fan, radiator and vinyl floor.

Bedroom 2

UPVC window to the front, carpet and radiator.

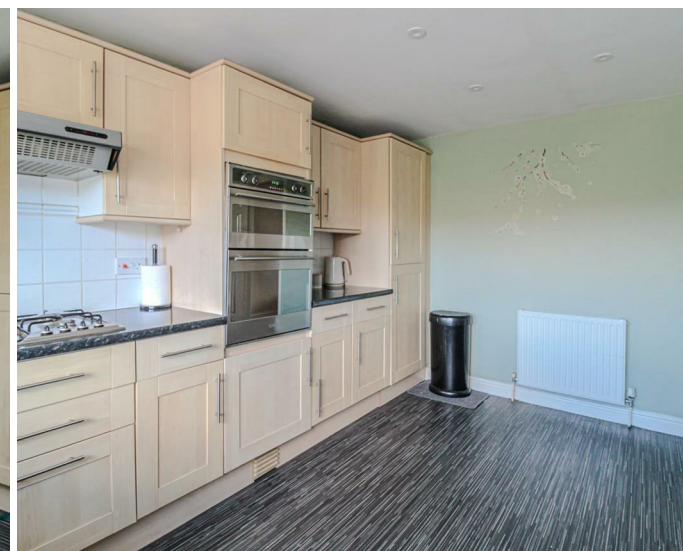
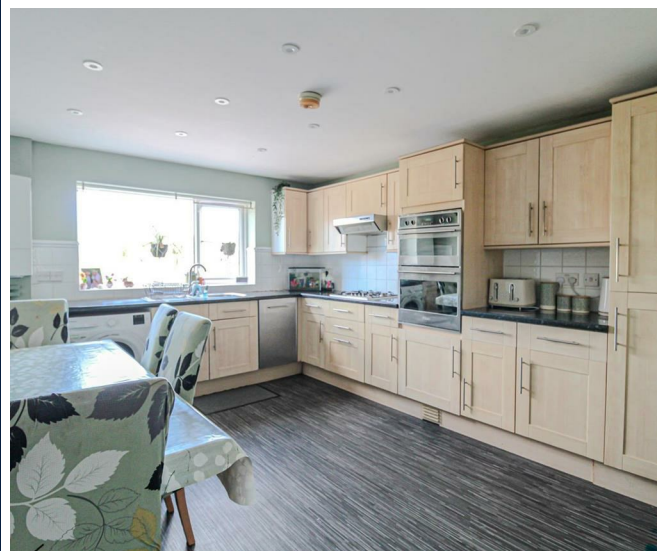
Bathroom

The bathroom is fitted with a three-piece suite comprising a bath with mixer taps & shower attachment, shower screen & tiled surround. Wash hand basin with mixer tap and toilet with dual flush. UPVC window to the side, vinyl floor, radiator and extractor fan.

Outside

The fully enclosed rear garden has artificial grass, a paved patio area and a timber gate giving side access.

Material Information



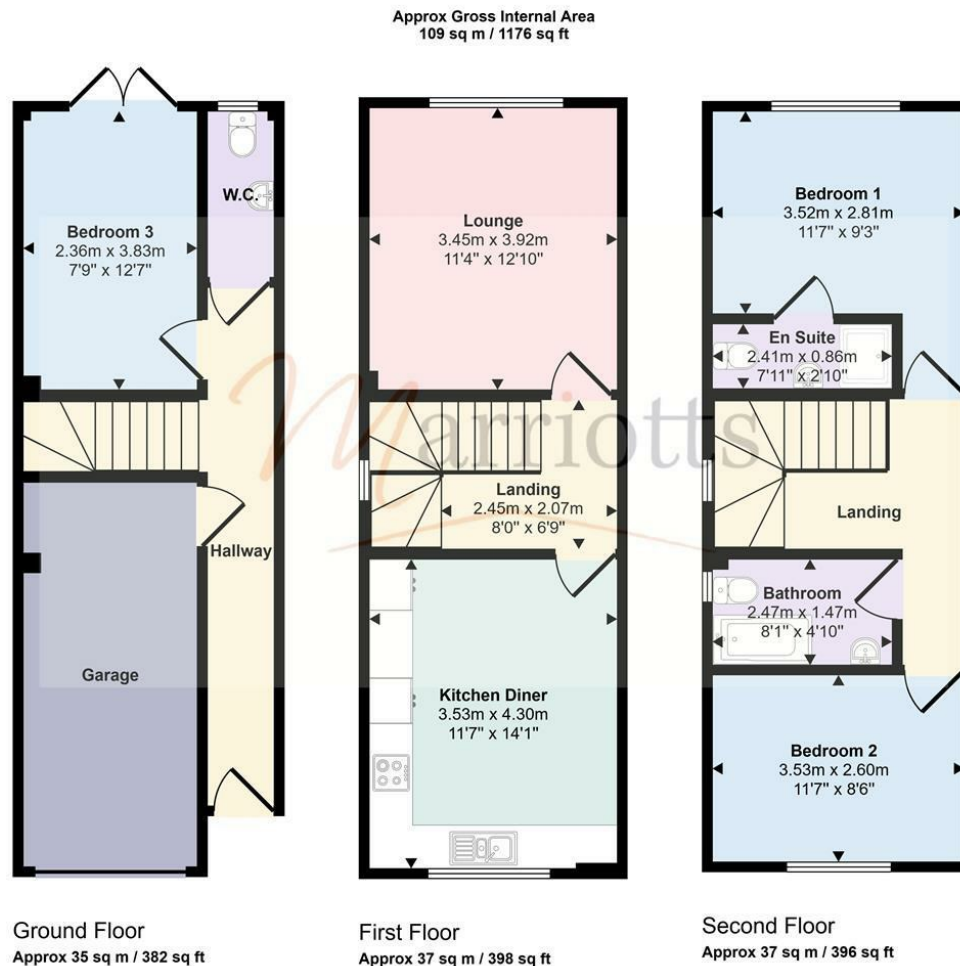




TENURE: Freehold
 COUNCIL TAX: Gedling - Band B
 PROPERTY CONSTRUCTION: Cavity brick
 ANY RIGHTS OF WAY AFFECTING PROPERTY: No
 CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: No
 FLOOD RISK: Very low
 ASBESTOS PRESENT: No
 ANY KNOWN EXTERNAL FACTORS: No
 LOCATION OF BOILER: Kitchen
 UTILITIES - mains gas, electric, water and sewerage.
 MAINS GAS PROVIDER: E-on
 MAINS ELECTRICITY PROVIDER: E-on
 MAINS WATER PROVIDER: Severn Trent
 MAINS SEWERAGE PROVIDER: Severn Trent
 WATER METER: Yes
 BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.
 MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.
 ELECTRIC CAR CHARGING POINT: not available.
 ACCESS AND SAFETY INFORMATION: Level access to front and rear.

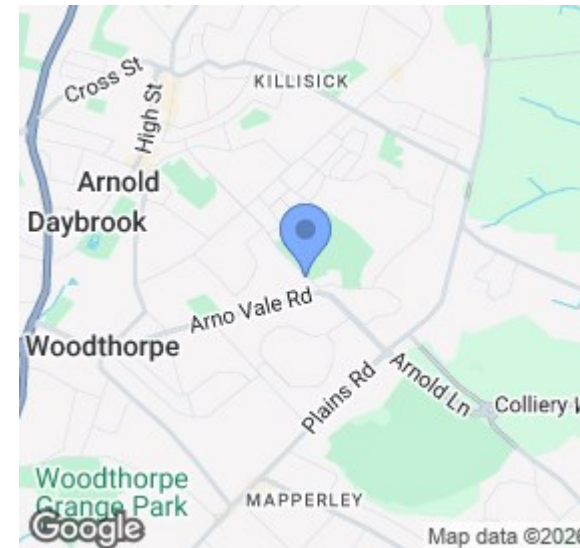






This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	70	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
2. No person in the employment of Marriotts has the authority to make or give any representation or warranty in respect of the property, and they assume no responsibility for any statement made in these particulars.
3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
4. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
- 5.Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).