



71 Arnold Road, Basford, NG6 0ED

£175,000



Marriotts



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- Three storey terraced house
- Bathroom & en-suite
- Rear garden & cellar
- Three bedrooms
- Open plan dining kitchen
- NO UPWARD CHAIN

GREAT FIRST TIME BUY!! A recently fully refurbished mid-terraced house with accommodation over three floors, with three bedrooms, rear garden, cellar, family bathroom and master bedroom with en-suite on the top floor.

£175,000



Overview

The main accommodation consists of a front lounge, separate rear dining room which is open plan to the modern fitted kitchen with integrated oven and hob, and with double doors leading out to a good sized low maintenance rear garden with original brick outbuilding. There are two bedrooms and family bathroom on the first floor, with the master bedroom and en-suite occupying the whole top floor. The property also has UPVC double glazing and gas central heating with modern combination gas boiler.

Lounge

With composite front entrance door and UPVC double-glazed window, meter cupboard also housing the RCD board, radiator and door through to the dining room.



Dining room

With a door and stairs leading down to the two-bay cellar with lighting and also door and stairs leading to the first-floor landing. UPVC double-glazed double doors leading out to the rear garden, radiator and cupboard housing the Main combination gas boiler.

Kitchen Area

A range of modern wall and base units with granite style worktops, inset stainless steel sink unit and drainer with tiled splashbacks. Appliances consist of an integrated brushed steel trim electric oven and a four ring electric hob with an extractor canopy. Plumbing for washing machine and UPVC double-glazed rear window.

First Floor Landing

With stairs to the second floor and doors to two bedrooms and bathroom.

Bedroom 2

With original decorative cast iron fireplace and polished marble hearth, UPVC double glazed front window, radiator and LED downlights.

Bedroom 3

With UPVC double glazed rear window and radiator.

Bathroom

Consisting of bath with tiled surround and shower attachment, dual flush toilet and pedestal washbasin. Chrome ladder towel rail, grey wood effect floor covering, LED downlights and UPVC double-glazed rear window.

Second Floor Bedroom 1

With a radiator and ample space for a double bed, plus a separate recessed area for extra storage with large Velux window.







En-suite

The suite consists of a shower-boarded cubicle with electric shower, washbasin with tiled splashback and dual flush toilet. Chrome ladder towel rail, extractor fan and wood effect floor covering.

Outside

There is a small frontage. To the rear, there is an original block paved seating area leading onto the low maintenance garden with plumb slate borders, original brick-built outbuilding and enclosed with a fenced perimeter with rear gated access.

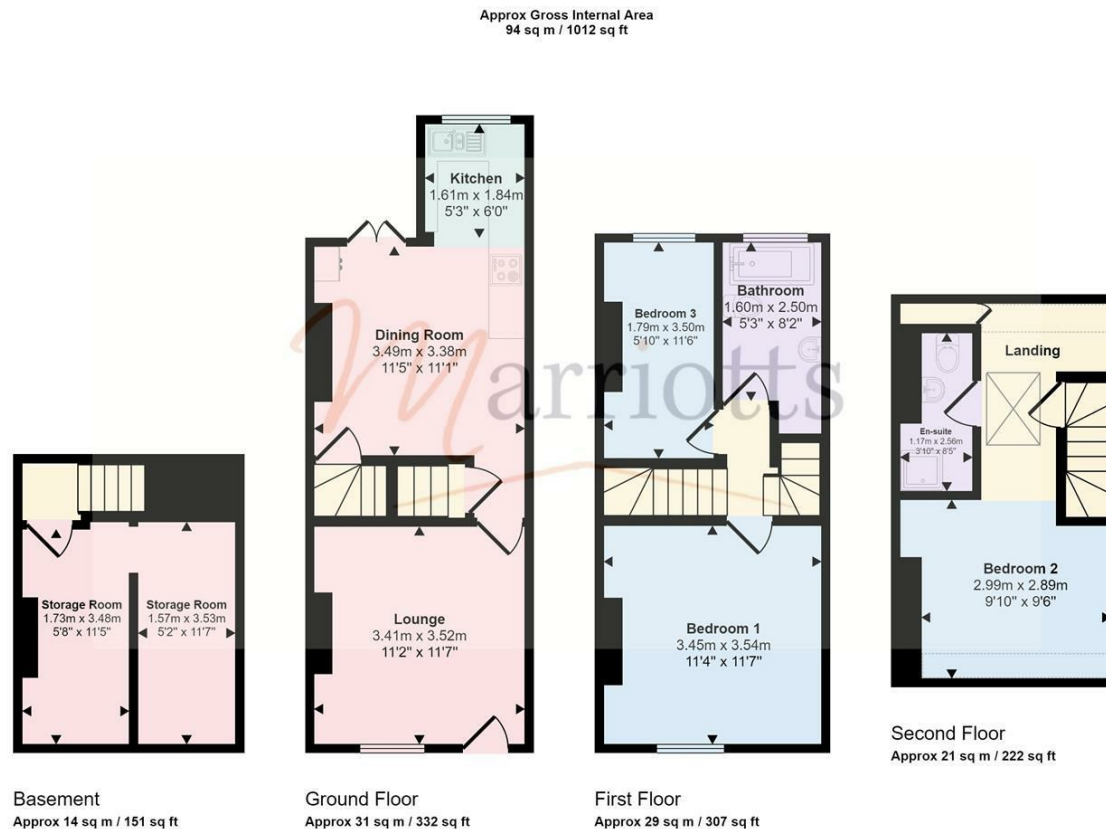
Useful Information

TENURE: Freehold

COUNCIL TAX: Nottingham City Council - Band A






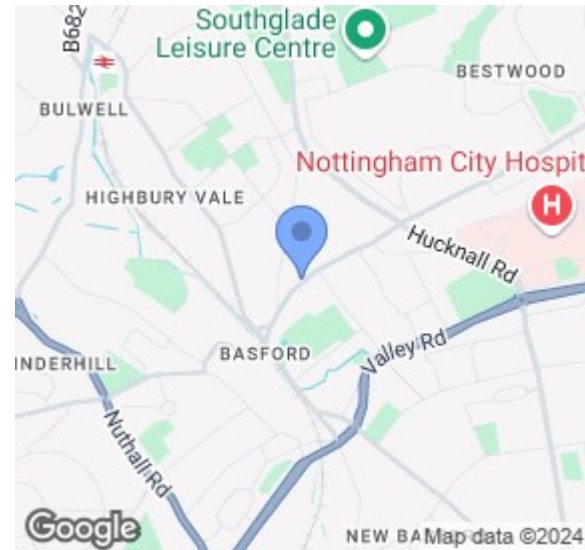


Denotes head height below 1.5m

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	65	
(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 



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

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