



35 Gleneagles Drive, Arnold, NG5 8QN

£190,000



Marriotts



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- Two bedrooms
- Large detached single garage
- Brand new roof in 2021
- Lounge & kitchen diner
- Modern bathroom with electric shower
- NO UPWARD CHAIN

EXCELLENT FIRST TIME BUY!! A very well-maintained Georgian-style townhouse for sale with **NO UPWARD CHAIN** and a brand new roof in 2021 with the remainder of a 10-year warranty! Large single garage also with a new roof, two bedrooms, lounge, kitchen-diner and modern first-floor bathroom in white with electric shower!

£190,000



Entrance Hall

With UPVC double-glazed front entrance door, radiator, stairs to the first floor landing, door to the lounge and cupboard housing the smart metres and RCD board.

Lounge

Provisions for a gas fire, UPVC double-glazed bay window to the front, radiator and door through to the kitchen diner.

Kitchen Diner

A range of wall and base units with worktops and an inset stainless steel sink unit and drainer. Radiator, UPVC double-glazed windows and door leading out to the rear patio.

First Floor Landing

Airing/linen cupboard and a loft hatch into the roof space.



Bedroom 1

Built-in three-door wardrobe which houses the Glowworm combination gas boiler, UPVC double-glazed front window and radiator.

Bedroom 2

UPVC double-glazed rear window and radiator.

Bathroom

A white suite with mosaic tile effect floor covering, consisting of a bath with electric shower and tiled surround, pedestal wash basin and a dual flush toilet with a matching tiled surround. Radiator and a UPVC double-glazed rear window.

Outside

There's a lawned front garden with a central circular flower bed with mature shrub. To the rear is a block-paved style patio with an outside tap and lawn, with steps and a retaining wall leading down to the rear footpath and garage. The garage is brick-built, with a side door, rear window, light, power and up-and-over door, and had a brand new roof in 2025 with the remainder of a 20-year warranty. Side-gated access also leads out to the rear communal residents courtyard car park.

Material Information

TENURE: Freehold

COUNCIL TAX: Gedling Borough Council - 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: n/k

ANY KNOWN EXTERNAL FACTORS: n/k

LOCATION OF BOILER: bedroom wardrobe

UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER:

MAINS ELECTRICITY PROVIDER:

MAINS WATER PROVIDER: Severn Trent

MAINS SEWERAGE PROVIDER: Severn Trent



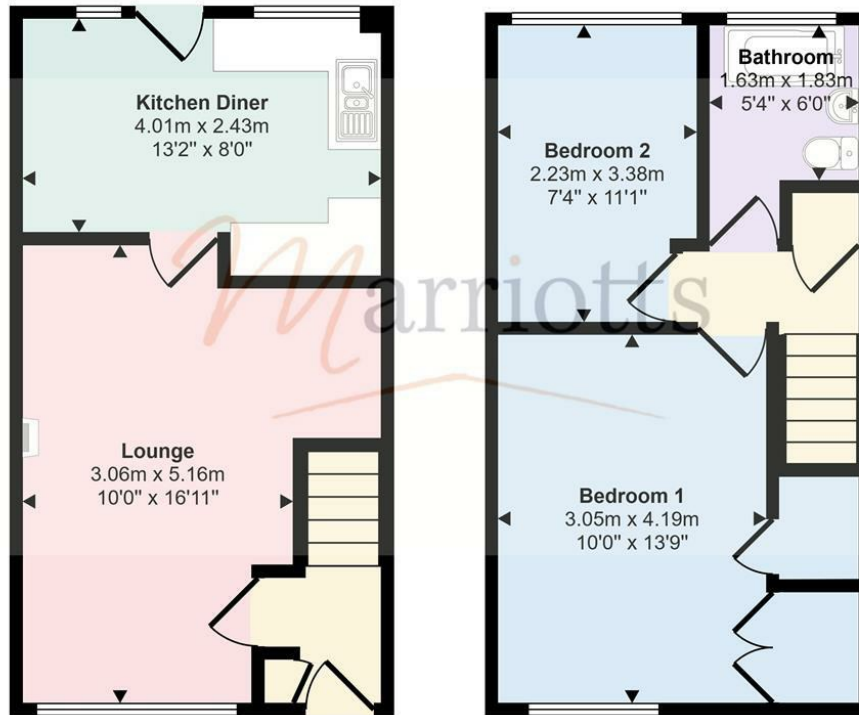




WATER METER: no
BROADBAND AVAILABILITY: Please visit Ofcom -
Broadband and Mobile coverage checker.
MOBILE SIGNAL/COVERAGE: Please visit Ofcom -
Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGING POINT: not available.
ACCESS AND SAFETY INFORMATION: level access







Ground Floor

First Floor

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		
(81-91) B		
(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	



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.
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3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
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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).