



54 Gleneagles Drive, Arnold, NG5 8QQ

£190,000

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54 Gleneagles Drive Arnold, NG5 8QQ

- Mid townhouse
- Lounge and kitchen diner
- Modern combination gas boiler
- Rear brick garage
- Two double bedrooms and bathroom
- NO UPWARD CHAIN

A two bedroomed mid townhouse with a detached brick-built garage, located in a popular residential area and for sale with NO UPWARD CHAIN! The property has a lounge diner with marble fireplace and coal-effect electric fire, a rear full-width kitchen diner leading out to a block-paved garden and garage, 2 bedrooms and a bathroom on the 1st floor, UPVC double glazing and gas central heating with combination boiler installed in 2024 with the remainder of a 10-year warranty. GREAT FIRST TIME BUY!!

£190,000



Entrance Hall

UPVC double-glazed front entrance door, cupboard housing the modern RCD board and meters, laminate flooring, radiator, stairs leading to the first floor and door through to the lounge.

Lounge

Marble fireplace and hearth with Adam style surround and coal effect electric fire, UPVC double-glazed bow window to the front, radiator and door through to the kitchen diner.

Kitchen

A range of units with a granite effect worktops, inset stainless steel sink and drainer with tiled splashbacks, gas cooker point and plumbing for a washing machine. Slate tile effect floor covering, radiator, UPVC, double-glazed windows and door leading out to the rear garden.



First Floor Landing

Built-in cupboard, loft hatch with ladder into the roof space which houses the Baxi combination gas boiler installed in 2024 with the remainder of a 10-year warranty.

Bedroom 1

UPVC double-glazed front window, built-in three-door part-shelved wardrobes and radiator.

Bedroom 2

UPVC double-glazed rear window and radiator.

Bathroom

A white suite consisting of bath with tiled surround and shower attachment, pedestal wash basin, toilet, radiator and UPVC double-glazed rear window.

Outside

There is a lawned front garden. To the rear is an enclosed block paved garden with a concrete post and fence panel perimeter, outside tap and halogen security light. Rear gate leads to the communal parking, and a rear door leads in to the garage which is brick-built, with light, power and up and over door.

Material Information

TENURE: Freehold

COUNCIL TAX: Gedling Borough - 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: landing cupboard

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: yes





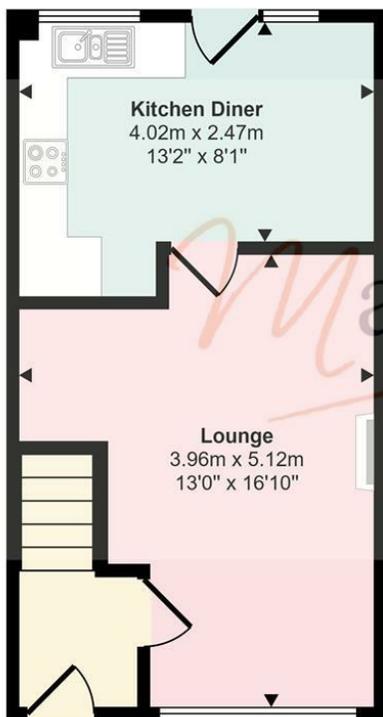


BROADBAND AVAILABILITY: Please visit Ofcom -
Broadband and Mobile coverage checker.
MOBILE SIGNAL/COVERAGE: Please visit Ofcom -
Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGING POINT: not available.
ACCESS AND SAFETY INFORMATION: level front and
rear access

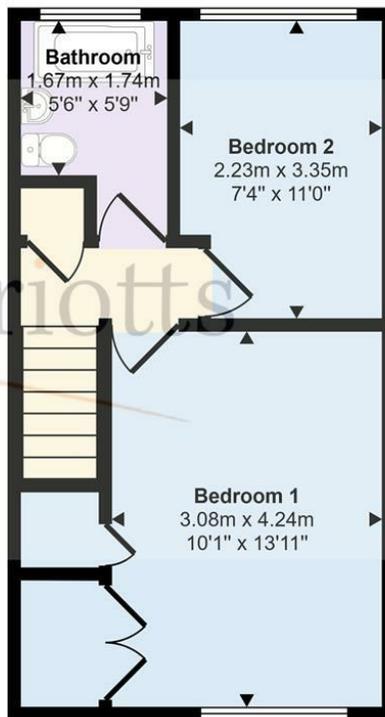




Approx Gross Internal Area
63 sq m / 674 sq ft



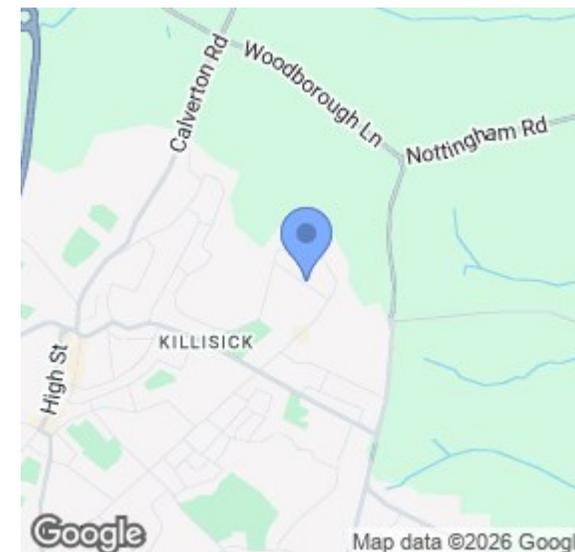
Ground Floor
Approx 31 sq m / 333 sq ft



First Floor
Approx 32 sq m / 341 sq ft

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		88
(69-80) C	72	
(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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