

50 Duke Street, Arnold, NG5 6GQ

Price Guide £195,000

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Marriotts



50 Duke Street
Arnold, NG5 6GQ

- End Terraced House
- Entrance Hallway
- Modern kitchen and bathroom
- Three bedrooms (small 3rd bedroom)
- Low maintenance rear garden
- Close to town centre

GUIDE PRICE £195,000- £200,000 NO UPWARD CHAIN This beautifully presented three-bedroom (the 3rd bedroom being a dressing room) end-terraced home is perfectly positioned just a short distance from Arnold Town Centre, within easy walking distance of Mansfield Road and excellent public transport links into Nottingham City Centre.

Lovingly refurbished by the current owners, the property offers immaculate, move-in-ready accommodation throughout. The welcoming entrance hallway leads into a spacious open-plan lounge and dining area, creating the perfect space for relaxing and entertaining. The modern fitted kitchen features an integrated oven and hob, combining style with practicality.

Upstairs, you'll find 2 well-proportioned bedrooms and a smaller 3rd bedroom and a contemporary family bathroom, all finished to a high standard.

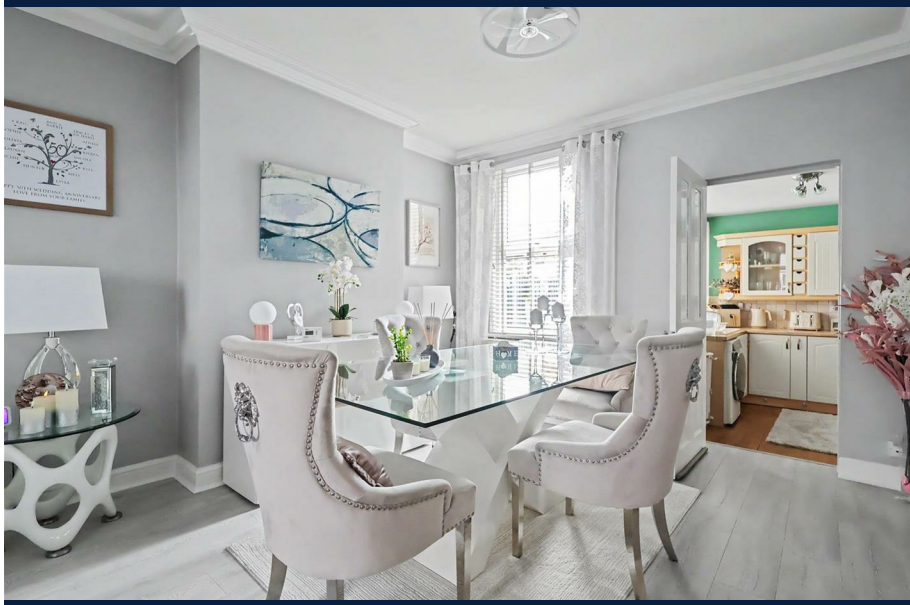
Outside, the property benefits from low-maintenance gardens and decking, along with a useful adjoining outbuilding which houses the gas combination boiler and provides useful additional storage.

Offering a superb blend of style, comfort, and convenience, this fantastic home is an excellent opportunity for first-time buyers or young families. Early viewing is highly recommended – a fantastic opportunity not to be missed!





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Entrance Hall
UPVC double glazed front door, radiator, grey wood laminate flooring, stairs to the first floor landing and door through to the dining room.

Dining Room
With grey wood flooring continuing through to the living room, traditional decorative coving, radiator, UPVC double glazed rear window and door to the kitchen.

Living Room
Also with traditional decorative coving, UPVC double-glazed front window, radiator, two wall light points and feature marble fireplace and hearth with chrome pebble gas fire and decorative stone effect surround.

Kitchen

Farmhouse-style wall and base units with wood-effect worktops, tiled splashbacks and an inset one-and-a-half bowl composite sink unit and drainer. Integrated Bosch electric oven and glass four-ring Electrolux gas hob with filter hood. Space for a large fridge freezer, LED kickboard lighting, UPVC double glazed window and door to the side, wood laminate flooring and under-stair cupboard.

First Floor Landing

Storage recess and radiator.

Bedroom 1

Two UPVC double glazed front windows and radiator.

Bedroom 2

UPVC double glazed rear window, radiator and loft hatch with ladder into a majority boarded roof space with electric.

Bedroom 3/Dressing Room

UPVC double glazed side window and radiator.

Bathroom

A white suite with wood effect floor covering, consisting of a bath with a full-height tiled surround and electric shower, pedestal wash basin with tiled splashback and dual-flush toilet. Radiator, chrome ladder towel rail and UPVC double-glazed rear window.

Outside

There is an enclosed small frontage. Side gated access leads to the rear, where there is a yard area with an outside tap and LED floodlight. Adjoining outbuilding, which houses the Baxi combination gas boiler and a large paved patio/garden with decking, part gravel border, PVC storage shed and pedestrian gate providing access for three neighboring properties.

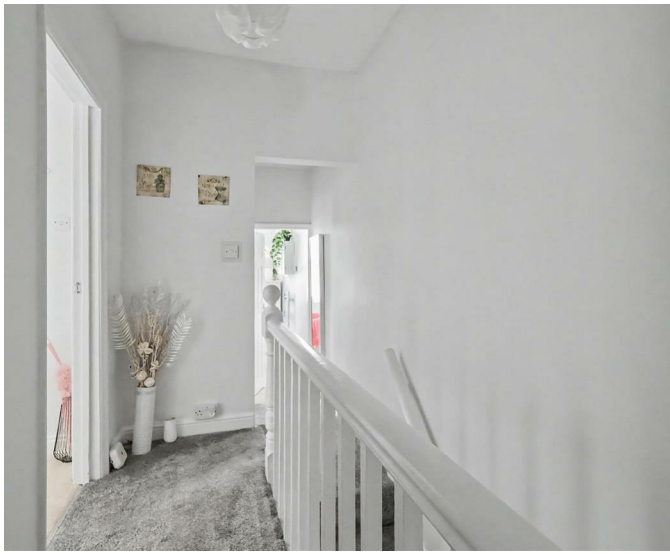
Material Information

TENURE: Freehold
COUNCIL TAX: Gedling Borough - Band A





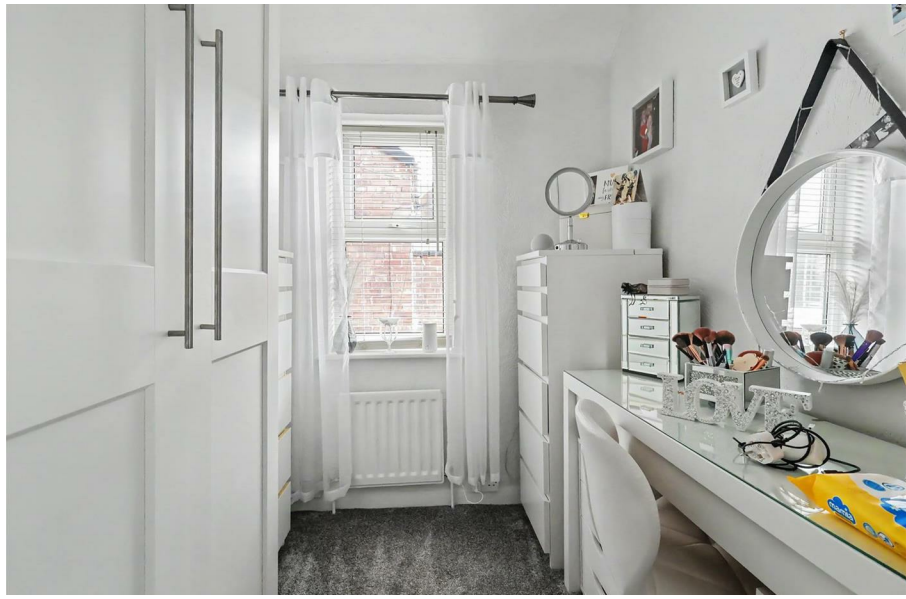






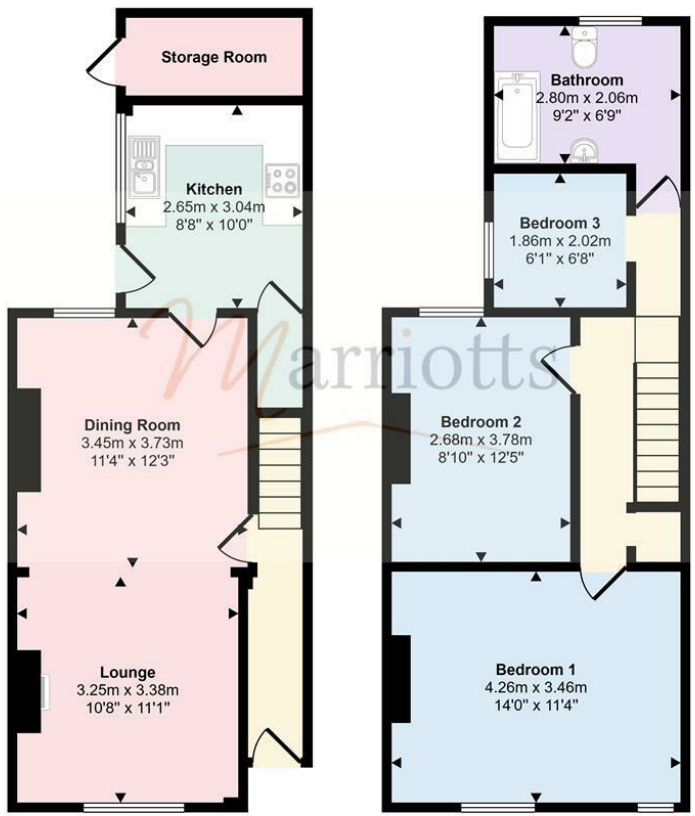


PROPERTY CONSTRUCTION: Solid brick
ANY RIGHTS OF WAY AFFECTING PROPERTY: yes - rear gate for neighboring houses
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no
FLOOD RISK: very low
ASBESTOS PRESENT: n/k
ANY KNOWN EXTERNAL FACTORS: n/k
LOCATION OF BOILER: outbuilding
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER: Eon.
MAINS ELECTRICITY PROVIDER: Eon.
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




SOAK

Approx Gross Internal Area
86 sq m / 925 sq ft

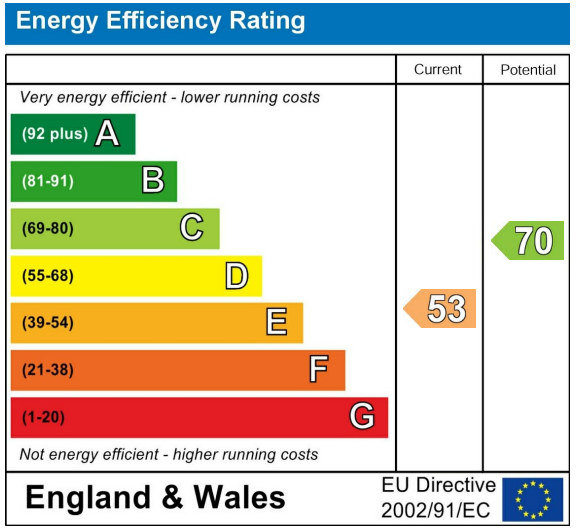


Ground Floor
Approx 42 sq m / 455 sq ft

First Floor
Approx 44 sq m / 470 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.





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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