



Spinningdale, Arnold, Nottingham NG5 8QT

£875 PCM

LOCATION, LOCATION LOCATION...

This well-presented two-bedroom mid-terrace home offers spacious accommodation across two floors, featuring ample built-in storage and modern neutral décor throughout. Ideally suited to couples or working professionals, the property is perfectly positioned in the popular area of Arnold, within walking distance of local shops, eateries, and excellent transport links into Nottingham City Centre. The ground floor comprises an inviting entrance hall, a generous living room and a fitted kitchen/diner with a range of integrated appliances plus space for additional freestanding appliances. To the first floor are two well-proportioned bedrooms serviced by a modern three-piece bathroom suite. Externally, the property benefits from a small front garden and an enclosed rear garden with a paved seating area, lawn and decorative plants and shrubs—an ideal space for summer relaxation. Offered unfurnished and available for immediate occupancy, this home is ready to move straight into.

AVAILABLE NOW!



- Mid Terrace House
- Two Bedrooms
- Modern Fitted Kitchen
- Spacious Living Room
- In-Built Storage Available
- Three Piece Bathroom Suite
- Un-Furnished
- Front & Rear Gardens
- On-Street Parking Available
- 360 Virtual Tour

ACCOMMODATION

GROUND FLOOR

Entrance Hall

The entrance hall has carpeted flooring and stairs, a radiator, in-built storage cupboard and a single UPVC door providing access into the accommodation

Living Room

13'6" x 19'1" (4.12m x 5.82m)

The living room has carpeted flooring, feature decorative fireplace, radiator and a UPVC double glazed bay window

Kitchen

9'11" x 13'5" (3.04m x 4.10m)

The kitchen has wood effect vinyl flooring, partially tiled walls, a range of fitted wall and base units with fitted worksurfaces, wall mounted boiler, stainless steel sink with a drainer and mixer taps, integrated oven with gas hobs and an over hood extractor fan, space for a range of freestanding appliances, space for a dining table & chairs, a range of UPVC double glazed windows and a single UPVC door providing access to the rear garden

FIRST FLOOR

Landing

The landing has carpeted flooring, loft hatch, smoke alarm, in-built storage cupboard and provides access to the first floor accommodation

Master Bedroom

13'11" x 10'4" (4.26m x 3.17m)

The main bedroom has carpeted flooring, an in-built wardrobe and an additional in-built storage cupboard, radiator and a UPVC double glazed window

Bedroom Two

11'2" x 7'7" (3.42m x 2.33m)

The second bedroom has carpeted flooring, radiator and a UPVC double glazed window

Bathroom

5'8" x 8'3" (1.73m x 2.52m)

The bathroom has vinyl flooring, partially tiled walls, low level dual flush WC, pedestal washbasin with mixer taps, panelled bath with mixer taps, a wall mounted mains-fed shower and a shower screen, radiator, extractor fan and a UPVC double glazed obscure window

OUTSIDE

FRONT

To the front is a lawned area with a range of decorative plants and shrubs, pathway leading to the accommodation with availability for on-street parking

REAR

To the rear is an enclosed garden with a lawned area, paved seating area, a range of decorative plants and shrubs and pathway leading to the accommodation



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 | | |
| | 70 | 87 |
| England & Wales | EU Directive 2002/91/EC | |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| | | |
| England & Wales | EU Directive 2002/91/EC | |

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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