



Arnside Road  
Arnold, Nottingham NG5 5HH

MID TERRACE IN ARNOLD!

**£220,000 Freehold**





### PERFECT FOR FIRST-TIME BUYERS & FAMILIES – SPACIOUS THREE-BEDROOM HOME IN ARNOLD

This beautifully maintained three-bedroom mid-terrace home is ideally situated in the heart of Arnold, within easy reach of excellent schools, local shops, transport links, and the City Hospital. Perfect for first-time buyers, growing families, or anyone looking for a practical and comfortable home.

Step inside to a generous porch leading into the entrance hallway, offering access to the lounge and stairs to the first floor. The lounge is light and welcoming, flowing seamlessly into a modern kitchen and then into a bright conservatory, providing a versatile space for dining, relaxing, or entertaining, with direct access to the private rear garden.

Upstairs, you'll find three well-proportioned bedrooms and a contemporary family bathroom, offering comfortable living for the whole family.

The property benefits from a split rear garden, perfect for outdoor activities, gardening, or relaxing in the sun. Two sheds and an additional outhouse provide excellent storage solutions. At the front, a driveway with an electric vehicle charging point adds convenience for modern living. Energy efficiency is further enhanced with solar panels and a heat pump system, helping to keep running costs low.

This home combines space, practicality, and eco-friendly features in a sought-after location. Don't miss this opportunity!





### Porch

UPVC double glazed windows and door to the front, carpeted flooring, composite security entrance door to:

### Entrance Hall

Radiator, carpeted flooring, door to the lounge and stairs to the first floor.

### Lounge

19'9 x 11'3 approx (6.02m x 3.43m approx)

Carpeted flooring, two radiators, triple glazed window to the front, gas fire with tiled hearth and wooden surround, coving, dado rail, double glazed bi-fold doors to the conservatory and door to kitchen.

### Conservatory

9'1 x 9'7 approx (2.77m x 2.92m approx)

Carpeted flooring, radiator, double glazed windows and door to the side giving access to the rear garden.

### Kitchen

10'7 x 12'7 approx (3.23m x 3.84m approx)

Wood effect laminate flooring, triple glazed window to the rear, range of wall, base and drawer units with work surfaces over incorporating a sink and drainer with mixer tap, five ring gas burner, double oven, Hotpoint washing machine, Bosch dishwasher, housing for an American style fridge freezer, ceiling spotlights, cooker hood.

### First Floor Landing

Carpeted flooring, loft access hatch to the boarded loft and doors to:

### Bedroom 1

10'3 x 13'2 approx (3.12m x 4.01m approx)

Triple glazed window to the front, radiator, coving, carpeted flooring.

### Bedroom 2

8'1 x 13'2 approx (2.46m x 4.01m approx)

Triple glazed window to the rear, radiator, coving, carpeted flooring, built-in storage cupboard.

### Bedroom 3

7'5 x 7'4 approx (2.26m x 2.24m approx)

Triple glazed window to the front, built-in storage, coving, carpeted flooring, radiator.

### Bathroom

Tiled flooring, tiled splashbacks, triple glazed window to the rear, ceiling spotlights, radiator, vanity wash hand basin with mixer tap, low flush w.c. and shower cubicle with a mains fed shower and separate shower attachment.

### Agents Notes

The property has a security alarm and solar panels.

### Outside

To the front of the property there is an EV charging point, off road parking for one vehicle and fence to the boundary.

The rear garden has a paved patio, storage shed and fencing to the boundaries.

### Council Tax

Nottingham Council Band A

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 3mbps Superfast 80mbps

Ultrafast 1800mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

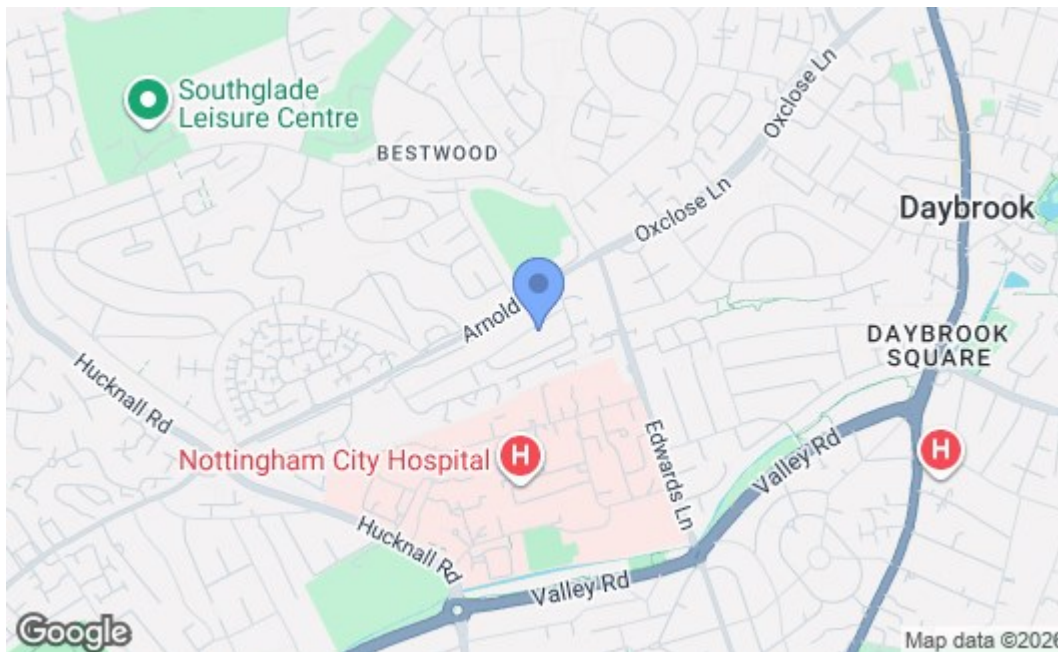
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.