



Killisick Road
Arnold, Nottingham NG5 8RD

WELL PRESENTED TWO BEDROOM HOME

Asking Price £170,000 Freehold



This well-presented two-bedroom terraced home is situated on the popular Killisick Road in Arnold, offering comfortable and well-proportioned accommodation in a convenient and well-connected residential location. The property would make an excellent purchase for first-time buyers, downsizers, or investors seeking a home within easy reach of local amenities and transport links.

To the front of the property is a lawned garden with a pathway leading to the main entrance. Inside, the home opens into a welcoming entrance hall which also benefits from a useful utility cupboard, providing practical storage for everyday household items.

To the right of the hallway is a spacious bay-fronted lounge, creating a bright and inviting main living area. The room also benefits from an in-built media wall and a generous under-stairs storage cupboard, offering both style and practicality while maximising the available space.

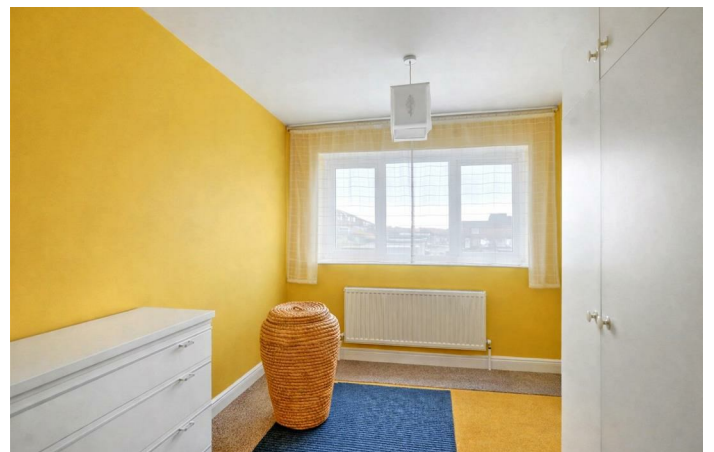
To the rear of the property is a kitchen diner overlooking the garden. This space provides ample room for both cooking and dining, making it ideal for everyday living as well as entertaining guests. The kitchen also offers direct access to the rear garden, allowing for a seamless connection between indoor and outdoor spaces.

Outside, the rear garden has been thoughtfully landscaped to create a low-maintenance and fully enclosed outdoor area, ideal for relaxing or entertaining during the warmer months. A rear gate provides convenient access to a rear off-road parking space offering secure parking.

Upstairs, the property continues to offer well-proportioned accommodation with two generous double bedrooms. The principal bedroom benefits from built-in storage, while the second bedroom also provides comfortable space suitable for guests, a home office, or additional family members. Completing the first floor is a three-piece family bathroom, along with an airing cupboard housing the boiler and access to loft storage.

Killisick Road is ideally positioned for easy access to a range of local amenities including shops, supermarkets, cafes, and well-regarded schools. Arnold town centre is just a short distance away, offering a wider selection of retail and leisure facilities, while regular bus routes and road links provide straightforward access into Nottingham city centre and surrounding areas.

Overall, this is a fantastic opportunity to purchase a well-located home with spacious accommodation, practical features, and excellent potential in a popular residential setting. Early viewing is highly recommended.



Entrance Hallway

UPVC double glazed entrance door to the front elevation leading into the hallway comprising carpeted flooring, carpeted staircase leading to the first floor landing, storage cupboard, wall mounted radiator, door leading through to the lounge.

Lounge

UPVC double glazed bay window to the front elevation, wall mounted radiator, carpeted flooring, fireplace, door leading through to the kitchen.

Kitchen

A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, oven with four ring gas hob over and extractor hood over, space and plumbing for a washing machine, space and point for a fridge freezer, ample space for a dining table, wall mounted radiator, wall mounted boiler, two UPVC double glazed windows to the rear elevation, UPVC double glazed door leading out to the rear garden.

First Floor Landing

Carpeted flooring, access to the loft, doors leading off to:

Bedroom One

UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring, built-in wardrobes.

Bedroom Two

UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator.

Bathroom

UPVC double glazed window to the rear elevation, wall mounted radiator, panelled bath electric shower over, handwash basin with separate hot and cold taps, WC, tiled splashbacks.

Outside

Front of Property

To the front of the property there is a front paved garden with pathway giving access to the front entrance door.

Rear of Property

To the rear of the property there is an enclosed low maintenance gravelled rear garden with fencing to the boundaries and gated access to the rear where there is an off road parking space and access to the garage.

Garage

Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 7mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

Non-Standard Construction: No

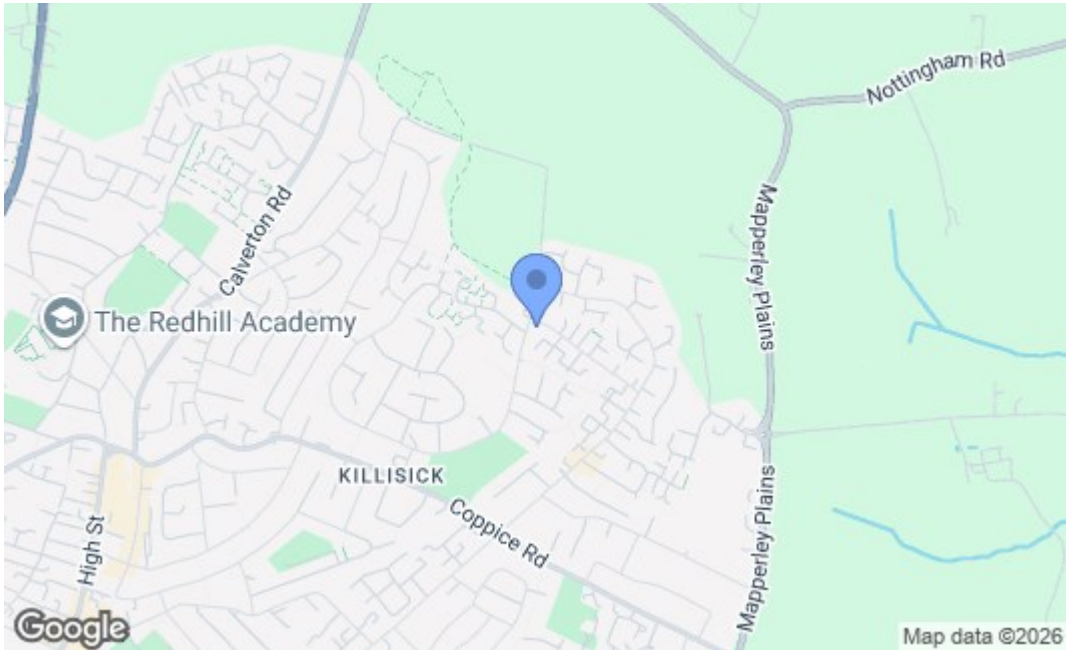
Any Legal Restrictions: No

Other Material Issues: No





Robert Ellis
ESTATE AGENTS



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
Environmental Impact (CO ₂) 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

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.