

Rushmere Walk  
Arnold, Nottingham NG5 6SH

TWO BEDROOM MID-TERRACE HOME,  
SELLING WITH NO CHAIN

**£160,000 Freehold**



Robert Ellis are delighted to bring to market this well-positioned two-bedroom home, tucked away within a quiet residential cul-de-sac in the ever-popular area of Arnold. Offering a great balance of space and practicality, the property features a generous lounge diner which opens into a bright conservatory, creating a versatile living space ideal for both everyday living and entertaining.

The property sits within easy reach of Arnold town centre, providing a wide range of shops, supermarkets, cafes and amenities, along with excellent transport links into Nottingham City Centre. There are also well-regarded schools nearby, making the location particularly attractive to both first-time buyers and investors alike.

Externally, the property benefits from an enclosed rear garden offering a good level of privacy, along with a garage located in a nearby block—ideal for additional storage or secure parking.

Whether you are looking to get onto the property ladder, downsize, or secure a reliable investment in a strong rental area, this is a fantastic opportunity in a consistently popular location.



#### Entrance Hallway

6'03 x 2'08 approx (1.91m x 0.81m approx)

UPVC double glazed door to the front elevation, wall mounted radiator, coving to the ceiling, ceiling light point, tiled flooring, understairs storage cupboard providing useful additional storage space, doors leading off to:

#### Lounge Diner

14'1 x 14' approx (4.29m x 4.27m approx)

Ceiling light point, coving to the ceiling, wall mounted radiators, staircase leading to the first floor landing, sliding patio door leading to the conservatory, archway leading through to the kitchen.

#### Kitchen

5'06 x 7'08 approx (1.68m x 2.34m approx)

A range of matching wall and base units with worksurfaces over incorporating laminate worksurfaces over, stainless steel sink with mixer tap over, space and plumbing for a washing machine, integrated oven, extractor hood, tiled splashbacks, UPVC double glazed window to the front elevation, wall mounted gas central heating combination boiler, space and point for a freestanding fridge freezer, ceiling light point.

#### Conservatory

6'03 x 13' approx (1.91m x 3.96m approx )

UPVC double glazed French doors to the rear elevation, UPVC double glazed windows either side, tiling to the floor.

#### First Floor Landing

Ceiling light point, loft access hatch, panelled doors leading off to:

#### Loft

#### Bathroom

4'11 x 6'05 approx (1.50m x 1.96m approx)

Panelled bath with mixer shower attachment over, vanity wash hand basin, low level flush WC, wall mounted radiator, UPVC double glazed to the front elevation, tiled splashbacks.

#### Bedroom One

11'01 x 11'02 approx (3.38m x 3.40m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, built-in storage over the stairs.

#### Bedroom Two

8'2 x 8' approx (2.49m x 2.44m approx)

UPVC double glazed window to the front elevation, ceiling light point, wall mounted radiator, built-in storage cupboard.

#### Outside

##### Front of Property

To the front of the property there is a small garden laid to lawn with pathway leading to the front entrance door.

##### Rear of Property

To the rear of the property there is an enclosed rear garden with fencing to the boundaries, brick built store and shrubs planted to the borders.

##### Garage

Garage located in an adjacent block offering additional secure storage.

##### Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 15mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

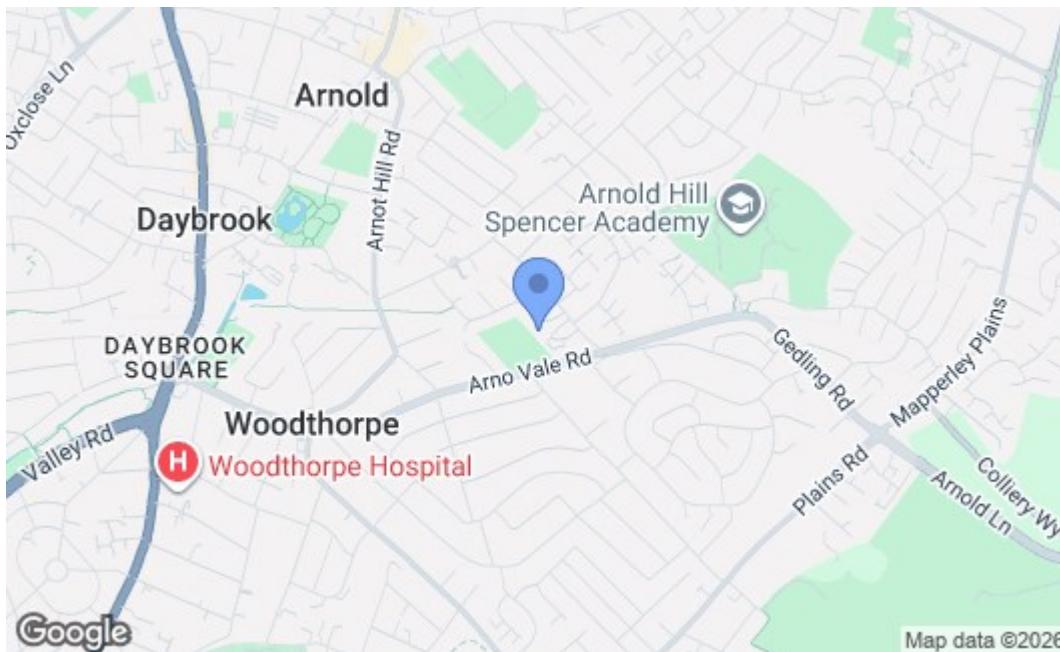
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		69	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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.