



**Gleneagles Drive  
Arnold, Nottingham NG5 8QR**

**£170,000 Freehold**

A WELL PRESENTED TWO BEDROOM MID TERRACE PROPERTY FOR SALE IN ARNOLD, NOTTINGHAM.

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\*\* NO UPWARD CHAIN \*\* PERFECT FOR FIRST TIME BUYERS OR INVESTORS \*\*

Robert Ellis Estate Agents are thrilled to present this charming two-bedroom mid-terrace property, perfectly positioned in the popular area of Arnold, Nottingham.

Ideally located, this home offers convenient access to local schools, shops, and excellent public transport links, providing easy routes in and out of Nottingham City Centre.

As you step inside, you're welcomed by a bright entrance hall that leads to the spacious lounge, complete with a bay-fronted window that allows natural light to fill the room. From the lounge, you'll find access to the kitchen diner, creating an ideal space for family meals and entertaining.

Upstairs, the property features two well-proportioned bedrooms and a family bathroom, offering comfortable living space for a couple, small family, or first-time buyers.

At the rear, the property boasts a private garden, mainly laid to lawn, providing a peaceful outdoor retreat for relaxation or gardening. The property also benefits from a garage providing ample storage space.

This home offers a fantastic opportunity in a highly desirable location, perfect for those looking to enjoy both convenience and comfort. Early viewing is highly recommended.



## Entrance Hallway

UPVC entrance door to the front elevation leading into the entrance hallway. Carpeted flooring. Wall mounted radiator. Staircase to the first floor landing. Built-in under the stairs storage cupboard. Internal door leading into the lounge.

## Lounge

16'9" x 13'4" approx (5.11 x 4.08 approx)

Double glazed window to the front elevation. 2 x Wall mounted radiators. TV point. Feature gas fireplace with tiled hearth and surround. Internal door leading into the kitchen.

## Kitchen

13'4" x 8'2" approx (4.08 x 2.49 approx)

Double glazed French doors to the rear elevation. Double glazed window to the rear elevation. Linoleum flooring. Tiled splash backs. Wall mounted radiator. A range of wall, base and drawer units with worksurfaces over, incorporating a sink and drainer unit with a mixer tap. 4 ring gas hob. Space and point for a freestanding fridge freezer. Space and plumbing for an automatic washing machine. Space and plumbing for a freestanding dishwasher.

## First Floor Landing

Carpeted flooring. Built-in storage cupboard. Internal doors leading into bedroom 1, 2 and family bathroom.

## Bedroom 1

10'2" x 13'10" approx (3.11 x 4.24 approx)

Double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Built-in wardrobes.

## Bedroom 2

11'1" x 7'6" approx (3.39 x 2.29 approx)

Double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator.

## Family Bathroom

5'7" x 8'1" approx (1.72 x 2.48 approx)

Double glazed window to the rear elevation. 3-piece suite comprising of a bath with hot and cold taps and electric shower above, hand wash basin with hot and cold taps and a WC.



## Front of Property

To the front of the property there is a laid to lawn garden with shrubbery and plants, pathway to the front entrance and on road parking.

## Rear of Property

To the rear of the property there is an enclosed rear garden with a patio area, laid to lawn garden with shrubbery and plants with fencing surrounding.

## Garage

The property benefits from a garage with a up and over door providing ample storage space.

## 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 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

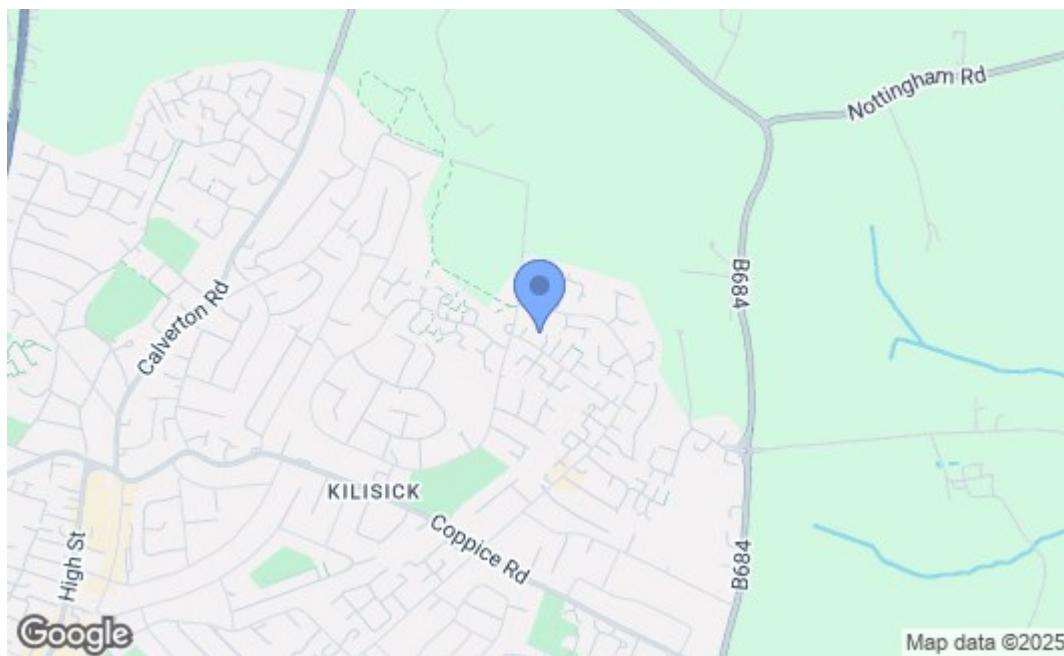
Non-Standard Construction: No

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	87
(81-91)	B	
(69-80)	C	69
(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<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		
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.