

Robert Ellis

look no further...



James Street
Arnold, Nottingham NG5 7BE

£170,000 Freehold

TWO BEDROOM TERRACED HOME!

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This well-presented two bedroom terraced home offers generous living space on the ground floor and is ready to move into immediately, making it an ideal purchase for first-time buyers.

The ground floor features two spacious reception rooms, currently arranged as a comfortable lounge and a separate dining room, providing flexible living and entertaining space. The kitchen offers ample storage, integrated appliances, and convenient access to the rear garden.

Upstairs, the first floor comprises two bedrooms and a modern family bathroom. The second bedroom benefits from built-in storage, while the bathroom is well-appointed with a fitted bath, separate corner shower unit, and a heated towel rail.

Externally, the rear garden features a patio area, perfect for outdoor seating and entertaining, along with a low-maintenance lawn.

Early viewing is highly recommended. Contact us today to arrange your appointment.



Reception Room

11'31 x 10'52 approx (3.35m x 3.05m approx)

Composite entrance door to the front elevation, UPVC triple glazed window to the front elevation, fireplace, laminate flooring, wall mounted radiator, door leading through to second reception room.

Reception Room Two

11'34 x 11'58 approx (3.35m x 3.35m approx)

Storage cupboard, laminate flooring, UPVC double glazed window to the rear elevation, door leading through to the kitchen, doorway giving access to the staircase leading to the first floor landing, fireplace, wall mounted radiator.

Kitchen

10'55 x 5'92 approx (3.05m x 1.52m approx)

A range of wall and base units with worksurfaces over incorporating a sink and drainer unit, space and point for a fridge freezer, recessed spotlights to the ceiling, integrated oven with four ring gas hob over and extractor hood over, tiled splashbacks, laminate flooring, UPVC double glazed window to the side elevation, UPVC double glazed door to the side elevation, wall mounted radiator.

First Floor Landing

Carpeted flooring, doors leading off to:

Bedroom One

11'27 x 10'69 approx (3.35m x 3.05m approx)

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

Bedroom Two

8'20 x 11'69 approx (2.44m x 3.35m approx)

UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator, door giving access to the loft.

Bathroom

UPVC double glazed window to the side and rear elevations, tiled flooring, tiled splashbacks, heated towel rail, shower cubicle with mains fed shower over, bath with mixer tap, WC, handwash basin with mixer tap.

Rear of Property

To the rear of the property there is an enclosed rear garden with patio area and garden laid to lawn.

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 17mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

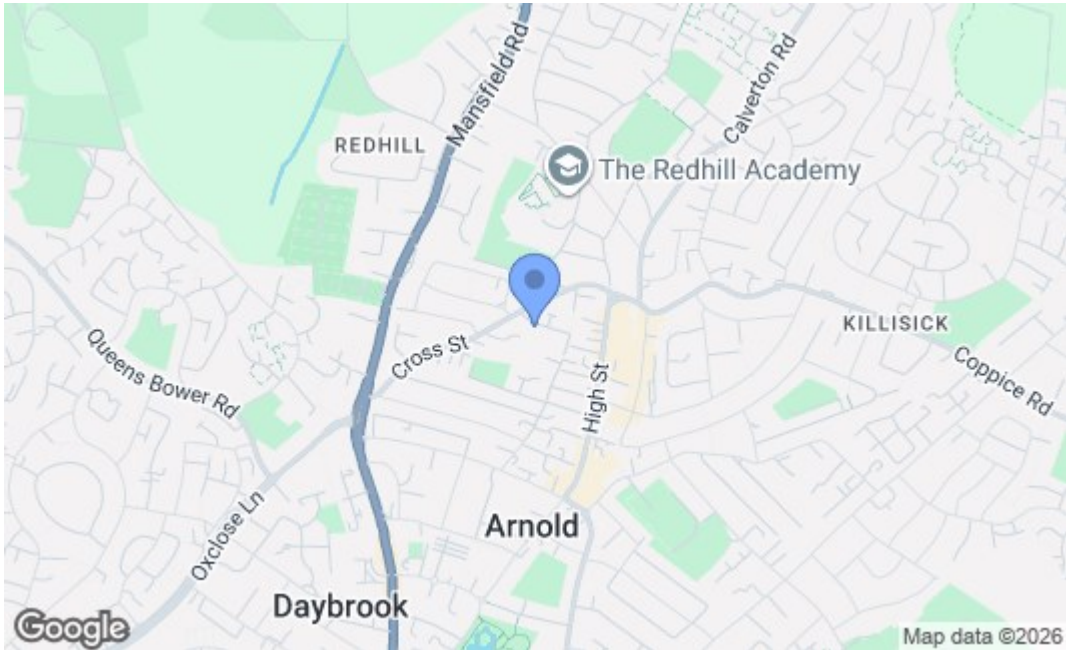
Flood Defences: No

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		
(81-91) B		
(69-80) C		77
(55-68) D	61	
(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.