



**Canonbie Close  
Arnold, Nottingham NG5 8RA**

A TWO BEDROOM END OF TERRACE HOME  
FOR SALE IN ARNOLD - NO UPWARD CHAIN!

**Offers In The Region Of £190,000 Freehold**



Located on the ever popular Canonbie Close in Arnold, this two-bedroom end of terrace home offers a fantastic opportunity for first time buyers, downsizers, or investors. With spacious rooms, and a convenient position close to local amenities, it's ready for new owners to move in and make it their own, selling with the added benefit of no upward chain.

The property begins with an entrance hall leading to a bright and comfortable lounge, complete with a bay window. At the rear, the open plan kitchen and dining area provides a practical and social space, with double doors opening out to a private rear garden.

Upstairs are two good sized bedrooms, including a main double bedroom with two large built in wardrobes. The bathroom is finished in a contemporary style, and a part boarded loft offers valuable extra storage or potential for conversion subject to planning.

Outside, the home benefits from front and rear gardens, as well as a detached garage located close by.

The property is ideally situated close to shops, schools, public transport, and green spaces, with easy access to Arnold High Street and Nottingham city centre.



### Entrance Hallway

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

### Lounge

18'42 x 13'05 approx (5.49m x 4.09m approx)

Laminate floor covering, coving to the ceiling, two wall mounted radiators, UPVC double glazed bay window to the front elevation, door leading through to the kitchen diner.

### Kitchen Diner

13'01 x 8'40 approx (3.99m x 2.44m approx)

Tiled flooring, wall mounted radiator, UPVC double glazed French doors leading to the rear garden, UPVC double glazed window to the rear elevation, coving to the ceiling, vertical wall mounted radiator, ample space for a dining table, a range of wall and base units with worksurfaces over incorporating a double sink and drainer unit with mixer tap, tiled splashbacks, integrated fridge freezer, cooker, extractor hood, washing machine.

### First Floor Landing

Carpeted flooring, access to the loft, storage cupboard housing the boiler, doors leading to:

### Bathroom

Linoleum flooring, WC, handwash basin with separate hot and cold taps, tiled splashbacks, bath with mixer tap and electric shower over, UPVC double glazed window to the rear elevation, heated towel rail.

### Bedroom One

13'60 x 9'83 approx (3.96m x 2.74m approx)

UPVC double glazed bay window to the front elevation, wall mounted radiator, carpeted flooring, coving to the ceiling, large built in wardrobes.

### Bedroom Two

7'21 x 10'81 approx (2.13m x 3.05m approx)

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

### Loft

Part boarded loft space.

### Rear of Property

To the rear of the property there is an enclosed rear garden with paved patio area leading to a further block paved patio area, shed, outdoor water tap, side gated access to the front of the property, fencing to the boundaries.

### Front of Property

To the front of the property there is a front garden with a pathway leading to the front entrance door and side gated access to the rear of the property.

### Garage

7'53 x 15'05 approx (2.13m x 4.70m approx)

Up and over door to the front elevation.

### 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 5mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

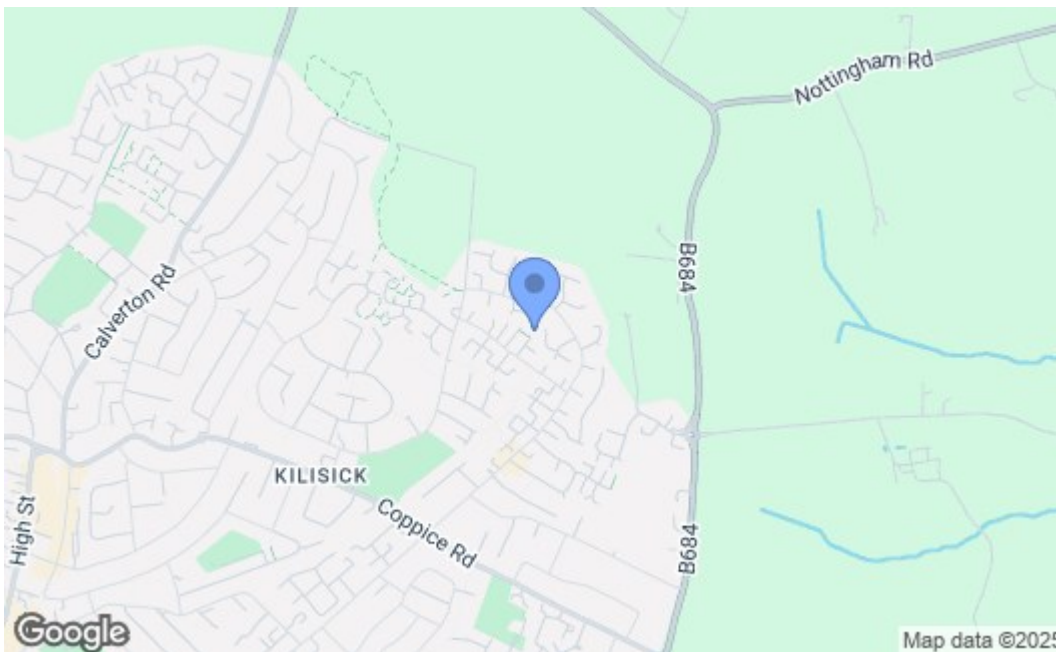
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.