Robert Ellis

look no further...

James Street
Arnold, Nottingham NG5 7BE

A WELL PRESENTED THREE BEDROOM MID TERRACE PROPERTY SITUATED IN ARNOLD, NOTTINGHAM!

Offers Over £170,000 Freehold

This well-presented three-bedroom mid-terrace property in Arnold, Nottingham, is offered with no chain, making it a fantastic opportunity for first-time buyers or investors. The entrance opens into a welcoming reception room, leading to a second spacious reception area and a useful cellar for additional storage. An archway from here leads into the extended kitchen, which comes fully equipped with modern fitted appliances, perfect for cooking and entertaining.

Upstairs, you'll find two good-sized bedrooms and a family bathroom. A door leads to the loft bedroom, offering versatile living space that can be adapted to suit your needs.

Externally, the property features a rear garden and on-road parking to the front. The property is ideally located within walking distance to Arnold town centre, offering a range of shops, cafes, and amenities. Redhill Academy and Arnold Mill Primary School are also within walking distance, making it perfect for families. Excellent transport links are nearby, providing easy access to Nottingham city centre and surrounding areas.

With no chain and great potential, this property is a must-see. Don't miss out on this fantastic opportunity!

Front of Property
To the front of the property there is on road parking.

Dining Room
12'4" x 10'8" approx (3.77 x 3.26 approx)
Composite entrance door to the front elevation leading into the dining room comprising double glazed window to the front elevation, wall mounted radiator, spotlights to the ceiling, laminate flooring, built-in storage cupboard, door leading to living room.

Living Room
12'1" x 11'10" approx (3.69 x 3.61 approx)
Door to cellar, laminate flooring, archway leading to the kitchen, spotlights to the ceiling, double glazed window to the rear, TV point, wall mounted radiator.

Cellar
10'11" x 5'4" and 10'11" x 6'0" approx (3.34 x 1.65 and 3.34 x 1.85 approx)
Split across two rooms within the cellar.

Kitchen
17'3" x 5'8" approx (5.26 x 1.74 approx)
Laminate flooring, double glazed window to the rear elevation, double glazed door to the side elevation, a range of wall base and drawer units with work surfaces over incorporating a sink and drainer unit with mixer tap, space and plumbing for a washing machine, space and plumbing for a dishwasher, electric fan over with five ring gas hob over and extractor hood above, integrated microwave, Velux window, spotlights to the ceiling, vertical wall mounted radiator.

Bedroom One
8'4" x 12'5" approx (2.56 x 3.80 approx)
Carpeted flooring, double glazed window to the front elevation, wall mounted radiator, built-in storage cupboard.

First Floor Landing
Carpeted flooring, doors leading off to rooms, staircase access to further bedroom.

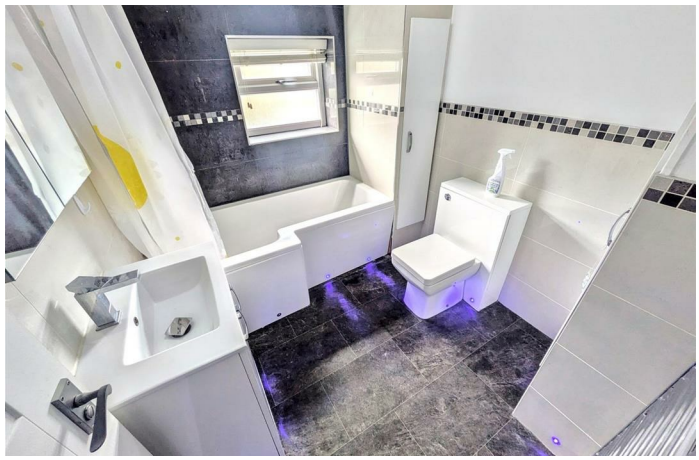
Bedroom Two
8'9" x 11'10" approx (2.69 x 3.63 approx)
Carpeted flooring, double glazed window to the rear elevation, wall mounted radiator, built-in storage.

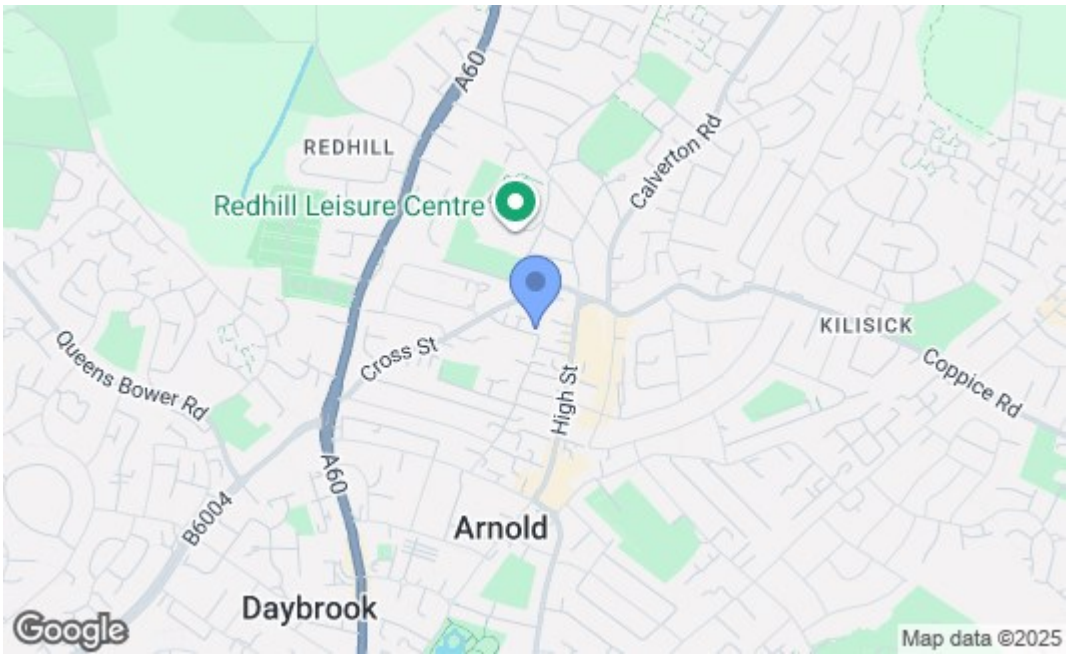
Bathroom
Linoleum flooring, L-shaped bath with mixer tap and mains fed shower above, double glazed window to the rear, tiled splashbacks, hand wash basin with mixer tap, heated towel rail, WC, built-in storage.

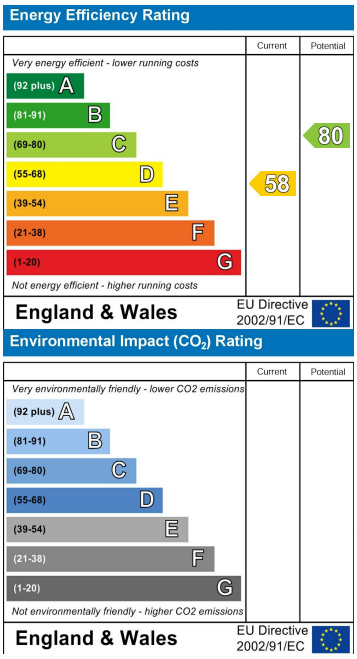
Bedroom Three
11'9" x 13'5" approx (3.59 x 4.10 approx)
Carpeted flooring, two Velux windows to the rear elevation, wall mounted radiator.

Rear of Property
To the rear of the property there is an enclosed rear garden with patio area, lawned area, a range of plants and shrubbery planted to the borders, fencing to the boundaries, gated access for bins.

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 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







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.

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