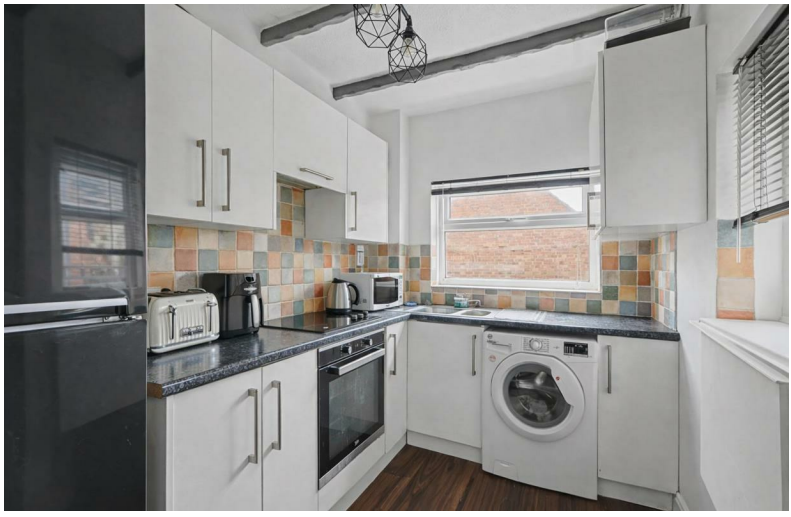
Robert Ellis

look no further. . .







Campion Street,
Arnold, Nottingham
NG5 8GR

£175,000 Freehold

0115 648 5485

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Situated in the heart of Arnold, this charming two-bedroom mid-terrace home offers an excellent opportunity for first-time buyers or investors alike. Ideally positioned just a stone's throw from local shops, well-regarded schools, and excellent transport links, the property combines convenience with comfortable living.

Upon entering the home, you are welcomed into a cosy lounge, providing access to both the cellar and the dining room. The dining room offers a great space for entertaining and family meals, with a door leading through to the kitchen. Stairs rise from this level to the first floor.

To the first floor, there are two well-proportioned bedrooms and a family bathroom, offering practical accommodation suited to a range of buyers.

Externally, the property benefits from an enclosed rear garden, ideal for relaxing or outdoor dining. To the front, there is on-road parking available.

Early viewing is highly recommended – don't miss out on this fantastic opportunity to step onto the property ladder in a sought-after location.





Reception Room One
10'96 x 11'58 approx (3.05m x 3.35m approx)
UPVC door to the front elevation giving access to reception room one, carpeted flooring, wall mounted radiator, UPVC double glazed window to the front elevation.

Reception Room Two
11'56 x 11'58 approx (3.35m x 3.35m approx)
LVT flooring, coving to the ceiling, UPVC double glazed window to the rear elevation, wall mounted radiator, door leading to staircase leading to the first floor landing, door to the kitchen, door to the cellar.

Kitchen
10'42 x 6'06 approx (3.05m x 1.98m approx)
LVT flooring, UPVC double glazed door to the side elevation, UPVC double glazed window to the side and rear elevations, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, space and plumbing for a washing machine, space and point for a fridge freezer, tiled splashbacks, integrated oven with four ring gas hob over and extractor hood above.

First Floor Landing
Carpeted flooring, doors leading off to:

Bedroom One
10'62 x 11'56 approx (3.05m x 3.35m approx)
UPVC double glazed window to the front elevation, fireplace, wall mounted radiator, carpeted flooring.

Bedroom Two
11'65 x 8'72 approx (3.35m x 2.44m approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, carpeted flooring, built-in storage.

Bathroom
6' x 9'99 approx (1.83m x 2.74m approx)
Tiled flooring, tiled splashbacks, UPVC double glazed window to the rear elevation, built-in storage housing the boiler (roughly six years old), heated towel rail, WC, vanity wash hand basin with mixer tap, bath with separate hot and cold taps, electric shower over, extractor fan.

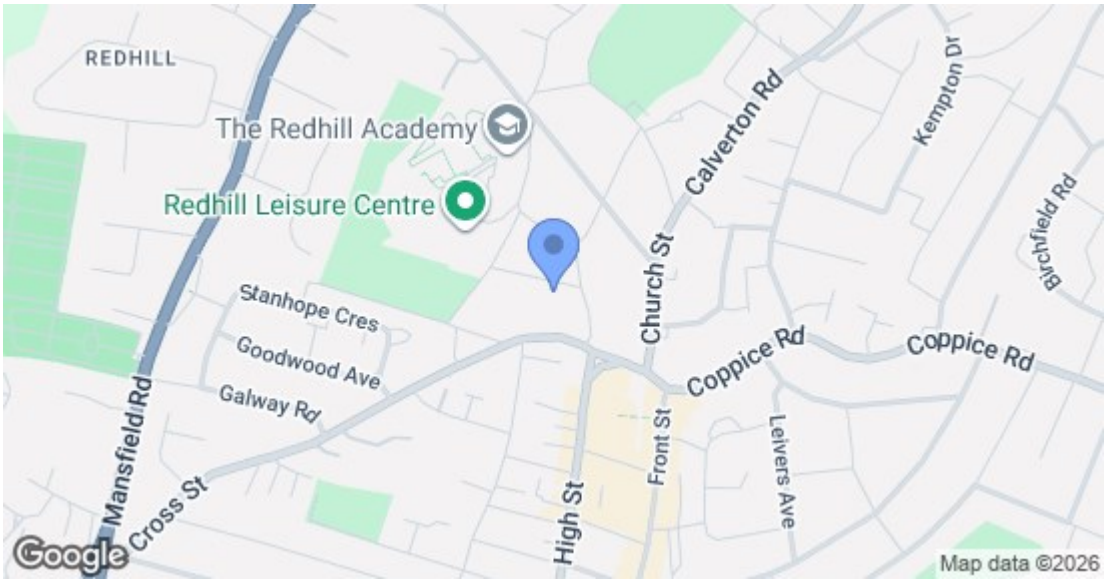
Rear of Property
To the rear of the property there is an enclosed rear garden with paved patio and decked area, fenced and walled boundaries, outdoor water tap, gate for access.

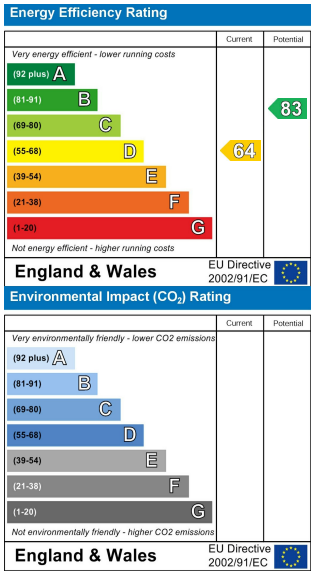
Agents Notes: Additional Information
Council Tax Band: A
Local Authority: Gedling
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 16mbps Ultrafast 1800mbps
Phone Signal: 02, Vodafone, EE, Three
Sewage: Mains supply
Flood Risk: No flooding in the past 5 years
Flood Defences: No
Non-Standard Construction: No
Any Legal Restrictions: No
Other Material Issues: No











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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