

Gedling Road  
Arnold, Nottingham NG5 6NQ

CHARMING TWO-BEDROOM VICTORIAN  
END-TERRACED HOME  
\*\*£180,000 - £190,000 GUIDE PRICE\*\*

**£180,000 Freehold**



Located just a stone's throw from Arnold High Street, this beautifully presented two-bedroom Victorian end-terrace, with added benefit of a versatile loft room perfectly balances period charm with stylish modern living. Ideally positioned for easy access to a range of local amenities including shops, schools, doctors, and playing fields, the property also benefits from excellent transport links into Nottingham city centre, with frequent bus services and easy road access making it ideal for commuters.

The property is set behind a small, well-maintained front garden and opens into a welcoming first reception room, currently used as a living space. This room has been thoughtfully decorated with recently laid herringbone-style flooring, contemporary wooden shutters on modern double-glazed windows, and benefits from high ceilings, a chimney breast with a functioning fireplace, and other retained Victorian features including ornate skirting.

An open archway leads through to the second reception room, which serves as a dining and music space. Like the front room, it features a working fireplace, chimney breast, and the same elegant period detailing, while a large rear window offers a view through the rear extension and out to the garden. From here, the layout flows into a galley-style kitchen which is bright and functional, complete with an integrated oven, gas hob, fridge/freezer, and housing for the boiler. There are two additional windows allowing in plenty of natural light, and a rear door providing access to the garden. A further door leads into a small conservatory-style extension currently used as a utility room, offering valuable additional space.

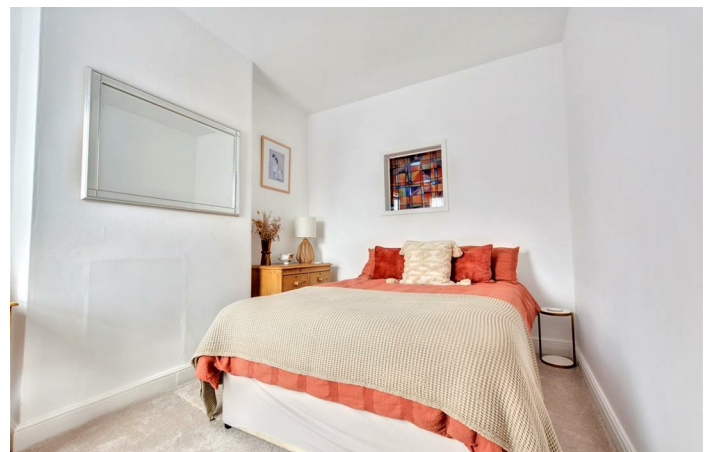
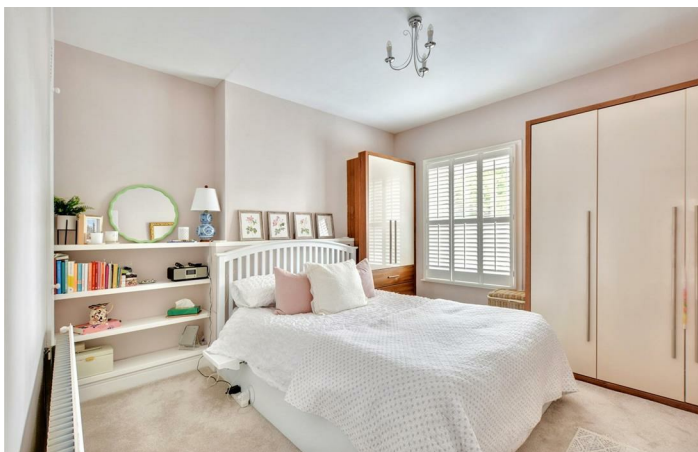
The rear garden has been landscaped to a high standard, offering a combination of patio and lawn areas, perfect for outdoor entertaining or quiet relaxation. The garden enjoys a sunny aspect, particularly in the evening, and has been very well maintained.

Beneath the property, a good-sized cellar in excellent condition offers practical storage or potential for future use, subject to any necessary consents.

Upstairs, a newly carpeted staircase leads to a spacious first floor, where two well-proportioned double bedrooms are found. The master bedroom benefits from built-in storage with contemporary wooden shutters and both rooms enjoy modern electrical fittings, new carpets, and continue the theme of high ceilings and period character seen throughout the home. The family bathroom is located off the main landing and is immaculately presented, featuring a three-piece suite including a bath with shower over, wash basin and WC.

Accessed via a loft hatch and fitted ladder, the converted loft room is a particularly versatile space. With fitted carpets, a Velux window, spotlighting and electricity, it offers the potential for use as a third bedroom, home office or creative space.

Offered to the market with no upward chain, this delightful home is ready for immediate occupation. Early viewing is highly recommended to fully appreciate the character, space and location on offer.



### Lounge

11'11" x 11'10" approx (3.635 x 3.613 approx)

UPVC entrance door to the front elevation leading into the entrance hallway comprising wood effect laminate flooring, wall mounted radiator, UPVC double glazed sash style window to the front elevation, fireplace, internal glazed door leading through to the dining room.

### Dining Room

11'9" x 12'2" approx (3.583 x 3.733 approx)

Wood effect laminate flooring, wall mounted radiator, UPVC double glazed sash style window to the rear elevation, dado rail, fireplace with quartz hearth and wooden surround, panelled doors leading off to:

### Cellar

Useful additional storage space.

### Kitchen

5'10" x 12'3" approx (1.783 x 3.757 approx)

A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with swan neck mixer tap over, tiled splashbacks, wooden flooring, integrated oven, integrated four ring gas hob with extractor hood over, wall mounted Glow worm gas combination boiler, UPVC double glazed window to the rear and side elevations.

### Utility Room

5'8" x 3'11" approx (1.730 x 1.214 approx)

Laminate floor covering, space and plumbing for a washing machine, space and point for a fridge freezer, UPVC double glazed door leading to the rear garden, UPVC double glazed windows to the side and rear elevations.

### First Floor Landing

Carpeted flooring, loft access hatch with drop down stairs providing access to the loft room, doors leading off to:

### Family Bathroom

Three piece suite comprising laminate floor covering, panelled bath with mains fed shower over, WC, handwash basin, extractor fan, tiling to the walls, wall mounted radiator, UPVC double glazed window to the rear.

### Bedroom Two

12'1" x 8'10" approx (3.693 x 2.706 approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed window to the rear elevation.

### Bedroom One

11'11" x 11'11" approx (3.656 x 3.646 approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed window to the front elevation, built-in storage cupboard.

### Loft Room

Carpeted flooring, Velux style window, spotlights to the ceiling.

Suitable for an additional bedroom or home office subject to the buyers needs and requirements.

### Outside

#### Front of Property

To the front of the property there is a gated front garden with walls and fencing to the boundaries, pathway leading to the front entrance door.

#### Rear of Property

To the rear of the property there is an enclosed rear garden with paved patio area, access to the shed, additional lawned area with patio seating area to the rear, a range of plants and shrubbery planted to the borders with fencing to the boundaries.

#### 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

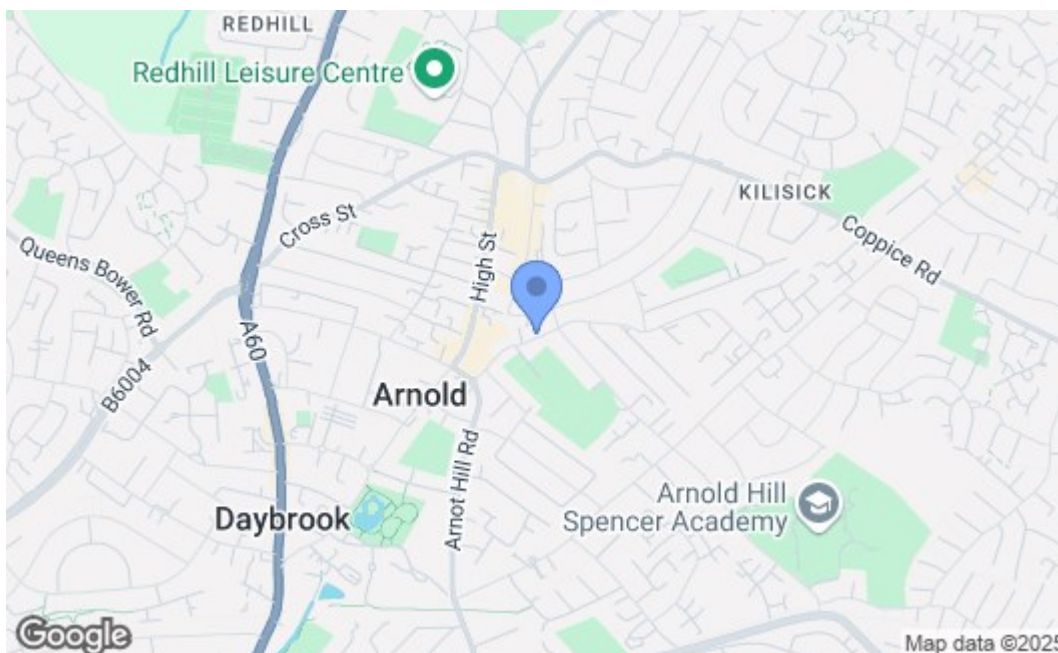
Flood Defences: No

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			86
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
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			
<b>England &amp; Wales</b>		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.