



Holkham Close  
Arnold, Nottingham NG5 6PU

A TWO BEDROOM MID-TOWNHOUSE,  
SELLING WITH NO UPWARD CHAIN.

**Offers Over £175,000 Freehold**



IDEAL FIRST TIME BUY OR INVESTMENT – NO UPWARD CHAIN!

Robert Ellis are pleased to bring to the market this two double bedroom mid-townhouse, located in a popular residential area offering easy access to local amenities, schools, and excellent transport links.

The accommodation comprises an entrance hallway, a comfortable lounge, and a kitchen/breakfast room with views over the rear garden. To the first floor are two generously sized double bedrooms and a modern family bathroom.

The property benefits from gas central heating, majority double glazing, and is offered to the market with no upward chain.

Outside, there are gardens to the front and rear, providing plenty of outdoor space.

Early viewing is highly recommended.



### Entrance Hallway

5' x 5'06 approx (1.52m x 1.68m approx )

UPVC double glazed entrance door to the front elevation leading into the entrance hallway comprising laminate floor covering, wall mounted radiator, staircase leading to the first floor landing, electrical consumer unit, gas meter cupboard housing gas central heating boiler, panelled door leading through to living room.

### Living Room

18'10 x 10'3 approx (5.74m x 3.12m approx)

UPVC double glazed sectional bay window to the front elevation, wall mounted radiator, ceiling light point, coving to the ceiling, wall light points, feature fireplace incorporating wooden mantle with stone hearth and surround with feature stainless steel electric fire, under stairs storage cupboard providing useful additional storage space with shelving, panelled door leading through to dining kitchen.

### Dining Kitchen

9' x 13'4 approx (2.74m x 4.06m approx)

UPVC double glazed window to the rear elevation with additional door and window to the rear lean-to, wall mounted radiator, ample space for dining table, ceiling light point, a range of matching wall and base units with laminate worksurfaces over incorporating 1 1/12 bowl stainless steel sink with swan neck mixer tap over, integrated eye level oven, four ring stainless steel gas hob, space3 and plumbing for freestanding dishwasher, tiled splashbacks, linoleum floor covering, glazed door leading to the rear lobby.

### Rear Lobby

4'6 x 5'2 approx (1.37m x 1.57m approx )

Windows to rear and side elevations, linoleum floor covering, glazed door leading to enclosed garden.

### First Floor Landing

Loft access hatch, ceiling light point, airing cupboard housing hot water cylinder with additional storage above, panelled doors leading off to:

### Bedroom One

13'10 x 10'3 approx (4.22m x 3.12m approx )

UPVC double glazed window to the front elevation, wall mounted radiator, recessed spotlights to the ceiling, coving to the ceiling, built-in wardrobes providing ample storage space.

### Bedroom Two

11'07 x 7'05 approx (3.53m x 2.26m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, part panelling to the walls.

### Family Bathroom

8'2 x 5'08 approx (2.49m x 1.73m approx)

UPVC double glazed window to the rear elevation, modern white three piece suite comprising panelled bath with electric shower above, pedestal wash hand basin, low level flush WC, tiled splashbacks, recessed spotlights to the ceiling, chrome heated towel rail, linoleum floor covering.

### Outside

#### Front of Property

To the front of the property there is a garden laid to lawn with shrubs planted the borders, pathway leading to the front entrance door.

#### Rear of Property

To the rear of the property there is an enclosed rear garden being laid mainly to lawn with fencing to the boundaries and large gravelled patio area.

#### 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 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

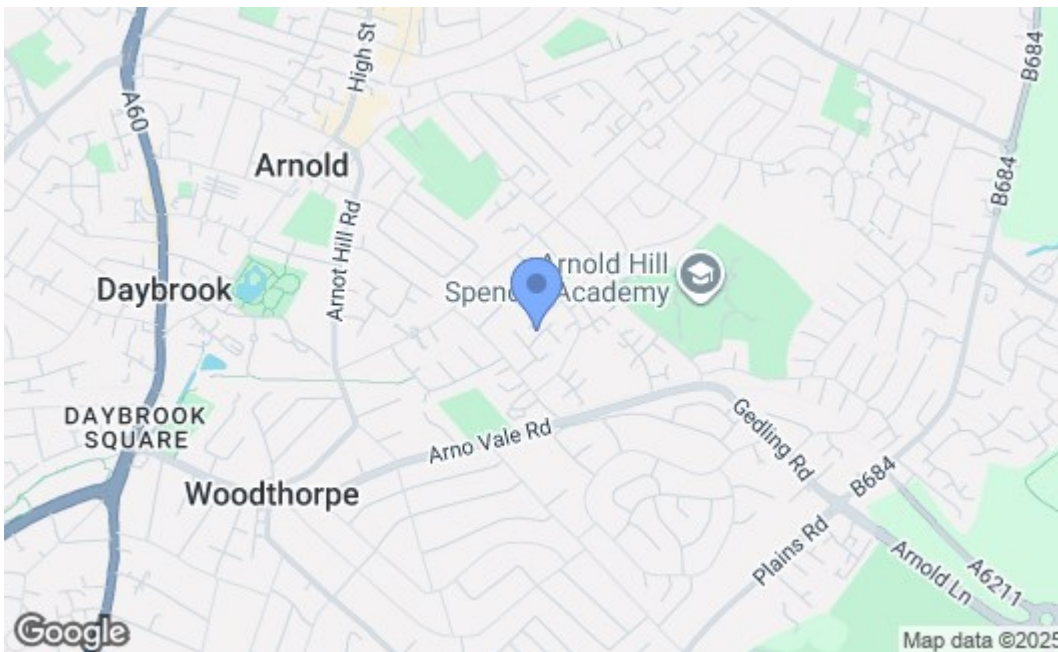
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(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	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
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.