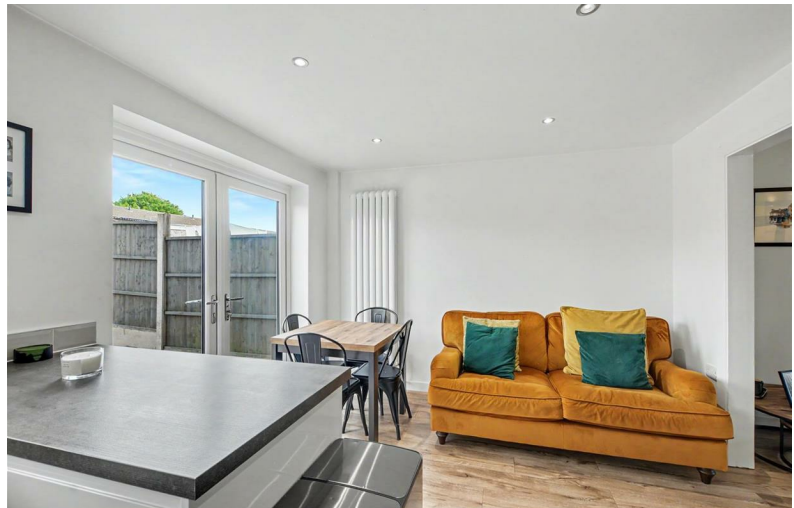




**Sobers Gardens
Arnold, Nottingham NG5 6QU**

£215,000 Freehold

THREE BEDROOM END OF TERRACE
FAMILY HOME



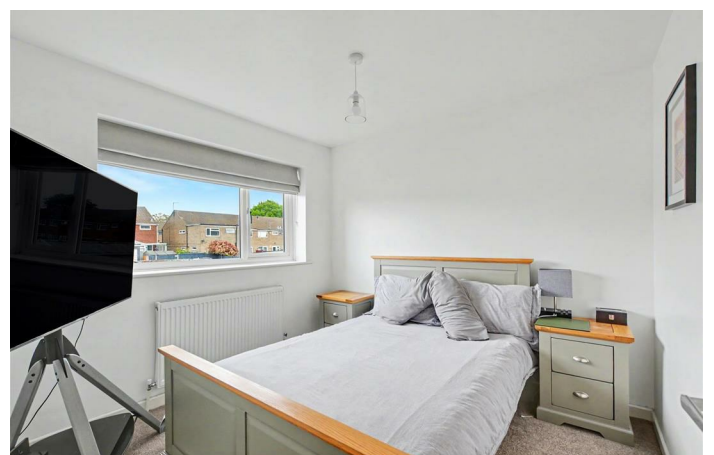
A well-presented and spacious end of terrace home situated in a popular residential area of Arnold, ideally located close to Arnold town centre with its wide range of shops and amenities, as well as being within easy reach of well-regarded primary and secondary schools.

The property offers well-proportioned accommodation throughout, comprising a welcoming entrance hallway leading to a bright and comfortable lounge with feature log burner, and a modern kitchen diner fitted with a range of wall and base units, integrated appliances and French doors opening onto the rear garden, creating an ideal space for both everyday living and entertaining.

To the first floor are three bedrooms, including a generous principal bedroom with built-in wardrobes, alongside a family bathroom fitted with a three-piece suite.

Externally, the property benefits from a front garden and an enclosed rear garden featuring decked and patio areas, providing a low-maintenance and private outdoor space.

This property would make an ideal purchase for a range of buyers, offering a great combination of space, style and location.



Entrance Porch

Composite entrance door, UPVC double glazed windows, vinyl flooring, UPVC door leading through to the entrance hallway.

Entrance Hallway

Vinyl flooring, wall mounted radiator, staircase leading to the first floor landing, double doors leading through to the lounge.

Lounge

13'15 x 12'25 (3.96m x 3.66m)

Laminate flooring, UPVC double glazed window to the front elevation, log burner, storage cupboard, wall mounted radiator.

Kitchen Diner

10'03 x 15'36 approx (3.12m x 4.57m approx)

A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, integrated oven with induction hob over and extractor hood above, integrated dishwasher, integrated fridge freezer, UPVC double glazed French doors, UPVC double glazed window to the rear elevation, laminate flooring, recessed spotlights to the ceiling, vertical wall mounted radiator.

First Floor Landing

Carpeted flooring, UPVC double glazed window to the side elevation, access to the loft, storage cupboard, doors leading off to:

Bathroom

5'84 x 5'89 approx (1.52m x 1.52m approx)

UPVC double glazed window to the rear elevation, tiled splashbacks, laminate flooring, wall mounted radiator, WC, handwash basin with mixer tap, bath with mixer tap and electric shower over.

Bedroom One

8'31 x 12'97 approx (2.44m x 3.66m approx)

UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator, built-in wardrobes.

Bedroom Two

8'84 x 8'82 approx (2.44m x 2.44m approx)

UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator, built-in storage.

Bedroom Three

6'40 x 10'11 approx (1.83m x 3.33m approx)

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

Outside

Front of Property

To the front of the property there is a front garden.

Rear of Property

To the rear of the property there is an enclosed rear garden with decked and patio area with fencing to the boundaries.

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 8mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

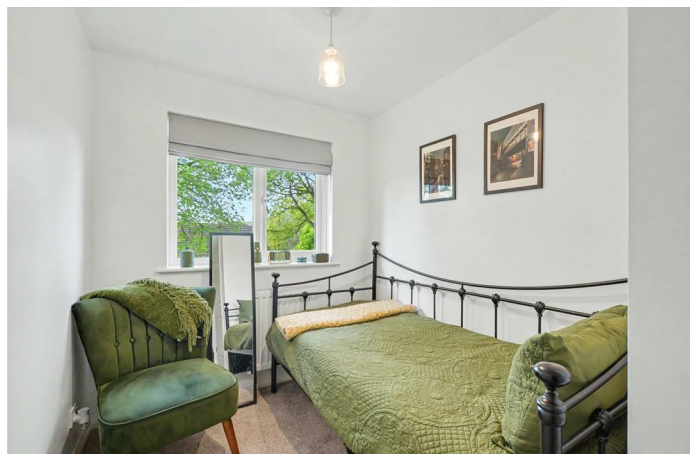
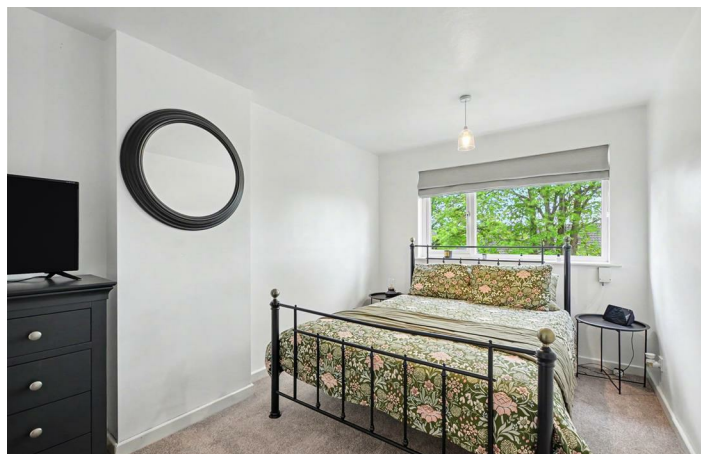
Flood Risk: No flooding in the past 5 years

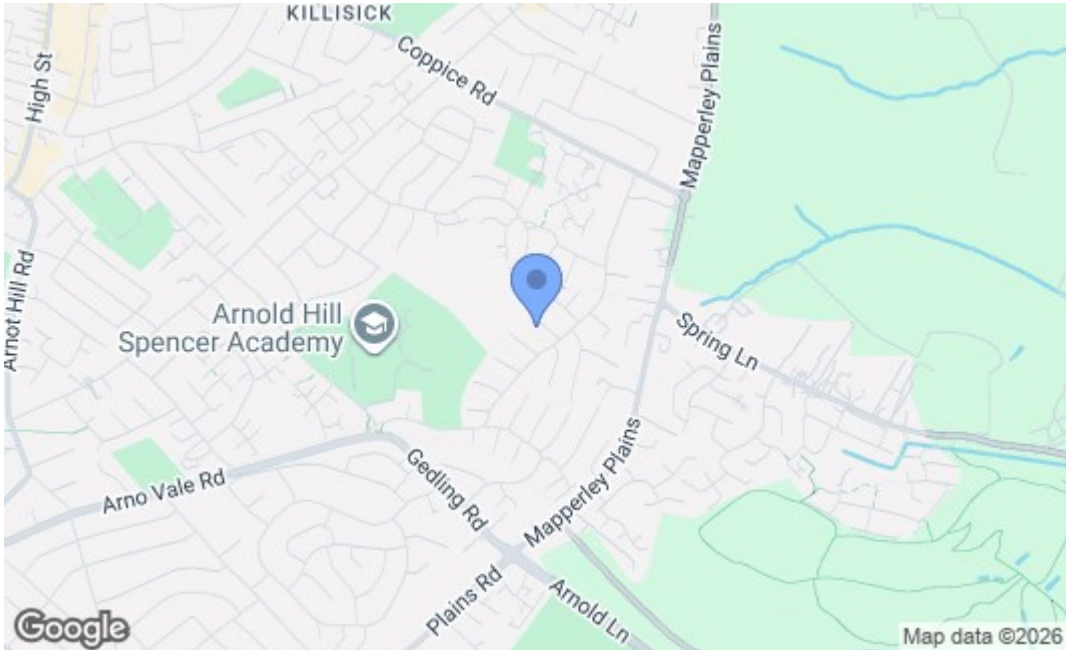
Flood Defences: No

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		84
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.