



Gedling Grove,  
Arnold, Nottingham  
NG5 7ES

**£165,000 Freehold**



\*\*\*GUIDE PRICE £165,000 - £170,000\*\*\*

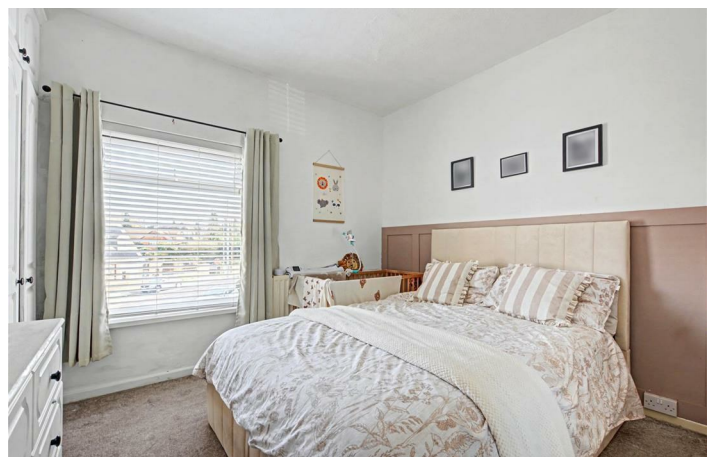
\*\*\*CALL ALL FIRST TIME BUYERS & INVESTORS!\*\*\* MUST VIEW!\*\*\*

Robert Ellis Estate Agents are delighted to offer to the market this TWO DOUBLE bedroom mid terrace property situated in the heart of Arnold, Nottingham.

This home is situated within walking distance to Arnold Town Centre where you will find all the local shops, pubs, restaurants, transport links in and out of Nottingham City and close to good schools. This property is also located within walking distance to locals parks, being perfect for children and pets!

In brief the property comprises of; two reception rooms, kitchen, two double bedrooms and a family bathroom.

An early viewing on this property is highly recommended to appreciate the accommodation on offer.



## Front of Property

Steps leading up to property. Low maintenance concrete front garden. On-road parking.

## Dining Room

11'7" x 10'7" approx (3.54 x 3.23 approx)

UPVC double glazed door to the front elevation. UPVC double glazed window to the front elevation. Laminate flooring. Wall mounted radiator. Ceiling light point. Built-in cupboard housing meters. Open through to Living Room

## Living Room

11'5" x 11'8" approx (3.48 x 3.58 approx)

UPVC double glazed window to the rear elevation. Laminate flooring. Feature panelling to walls. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Feature Fireplace. Carpeted staircase to First Floor Landing. Under the stairs storage cupboard. Open through to Kitchen

## Kitchen

11'5" x 5'11" approx (3.50 x 1.82 approx)

UPVC double glazed door to the side elevation leading out to the enclosed rear garden. UPVC double glazed windows to the side elevation. Wall mounted radiator. Ceiling light point. Range of matching wall, base and drawer units with worksurfaces over. Sink and drainer unit with swan neck dual heat tap above. Space and point for freestanding cooker. Space and point for freestanding fridge freezer. Space and plumbing for automatic washing machine. Space and point for freestanding tumble dryer.

## First Floor Landing

15'0" x 5'7" approx (4.59 x 1.72 approx)

Carpeted flooring. Wall mounted radiator. Ceiling light points. Loft access hatch. Internal doors leading into Bedroom 1, 2 and Family Bathroom

## Bedroom 1

10'5" x 10'6" approx (3.18 x 3.22 approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Built-in double wardrobes and drawers.

## Bedroom 2

11'9" x 8'5" approx (3.60 x 2.59 approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling.

## Family Bathroom

6'0" x 11'6" approx (1.84 x 3.52 approx)

UPVC double glazed window to the rear elevation. Linoleum flooring. Wall mounted towel radiator. Wall light point. 3 piece suite comprising of a P shaped bath with dual heat tap and mains fed handheld shower unit above, pedestal wash hand basin with dual heat tap and a low level flush WC. Airing cupboard providing useful additional storage space.

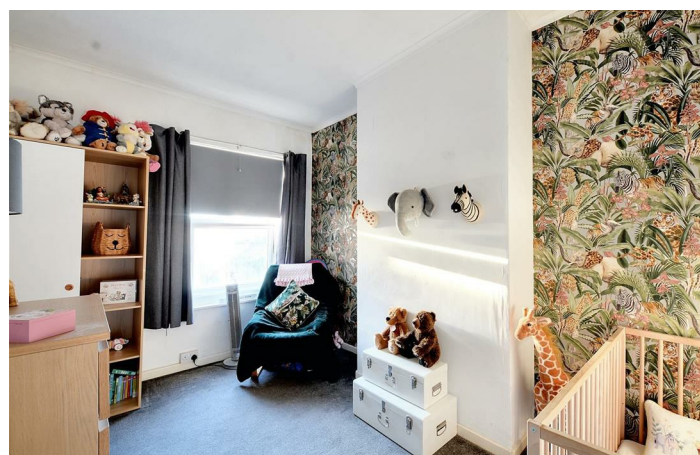
## Rear of Property

Gated access to enclosed rear garden. Raised decked area to the front elevation with ample space for outdoor dining and entertaining. Laid to lawn area. Patio area to the rear elevation. Fencing surrounding. Space for Shed. Shared access to bin storage area.

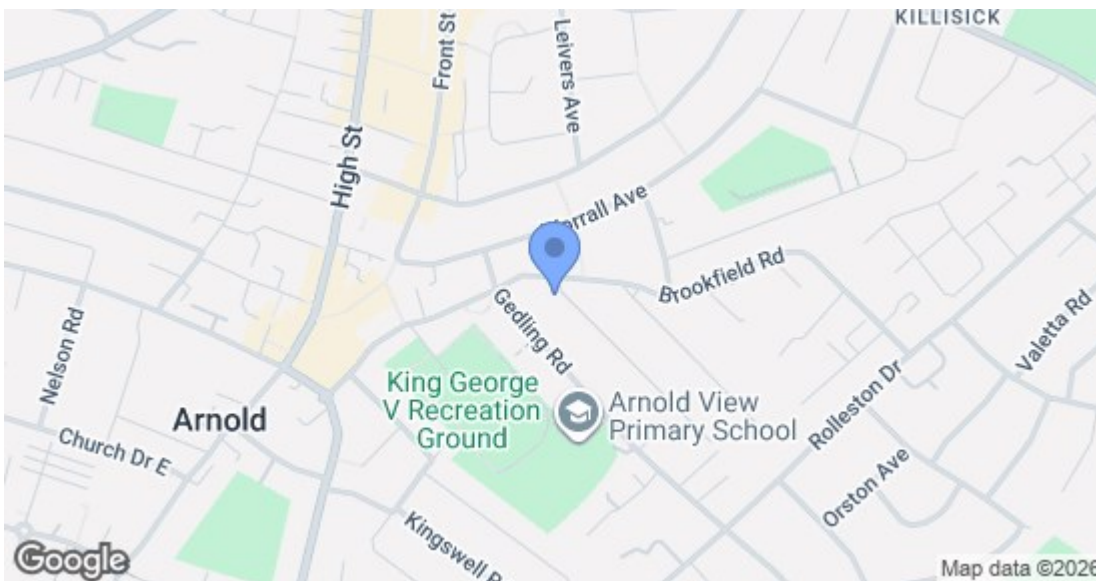
## Council Tax

Local Authority Gedling

Council Tax band A



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		69	
(55-68) D			
(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.