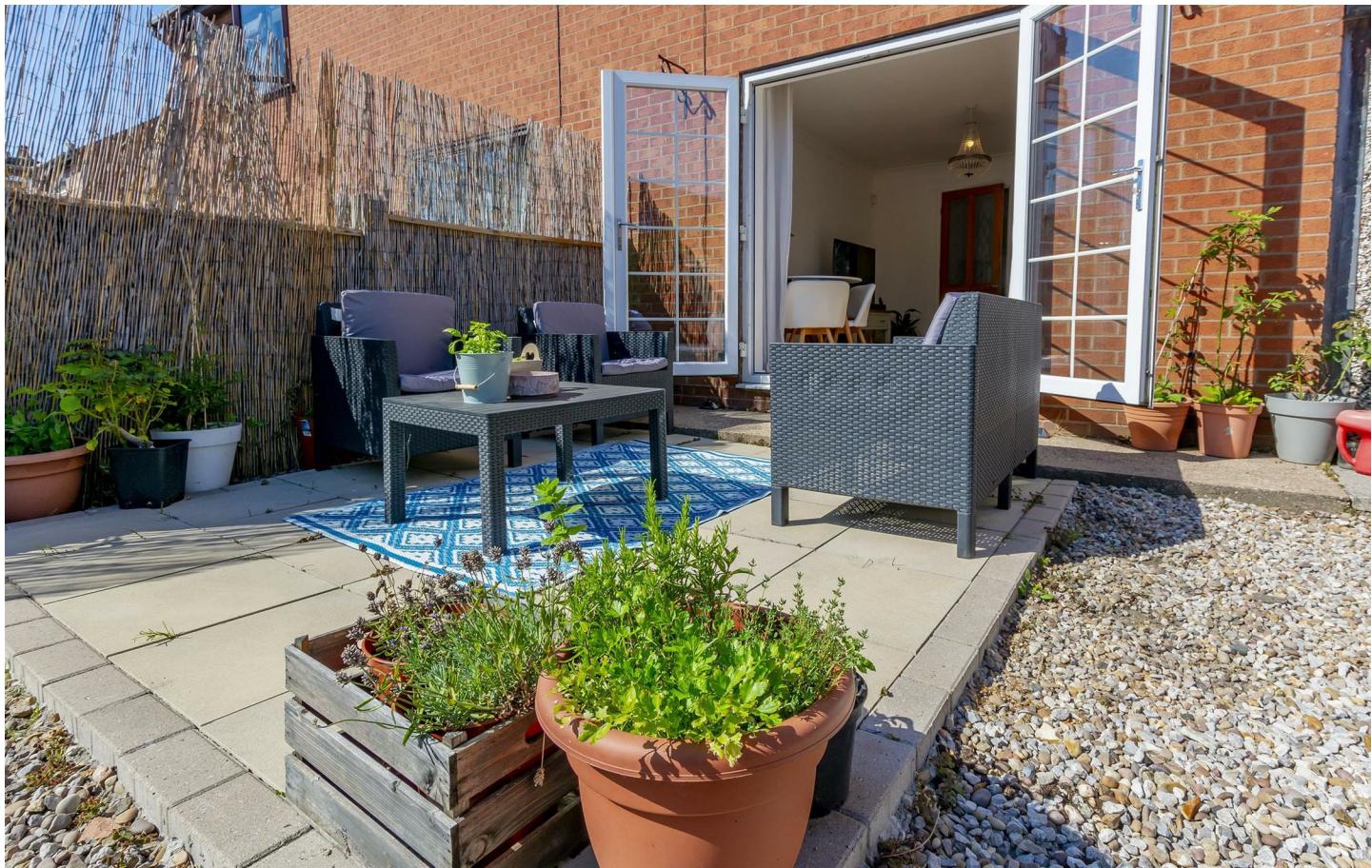




Duke Street,  
Arnold, Nottingham  
NG5 6GQ

**£179,950 Freehold**



Welcome to Duke Street...

Robert Ellis estate agents are proud to offer to the market this fantastic two-bedroom, end-of-terrace home situated within the heart of Arnold, Nottingham.

The property is a stone's throw away from Arnold town centre accommodating local amenities, shops and restaurants. Alongside this, it offers easily accessible transport links into Mapperley, Nottingham City centre and surrounding villages/towns. You have Redhill Academy and Richard Bonnington Primary & Nursery within the area, making it ideal for families.

Upon entry, you are welcomed by the Entrance hallway with a staircase to the first-floor landing, a doorway leading into the fitted Kitchen then through into the Living room with ample space for a dining table and French doors leading out onto the landscaped garden. Located off the landing you will find a first double bedroom, second bedroom and modern family bathroom featuring a three-piece suite.

To the front elevation, we have a driveway providing off the road car standing leading the freestanding garage. To the rear of the property, you will find an enclosed low-maintenance landscaped south-facing garden.

It is the ideal starter home or investment property- Please contact the office on 0115 648 5485 to arrange your viewing now!



## Entrance Lobby

Double glazed window to the front, stairs to the first floor, ceiling light point, internal wooden door to:

## Fitted Kitchen

11' x 8'10 approx (3.35m x 2.69m approx)

UPVC double glazed window to the front, stainless steel sink with mixer tap above, space and point for free standing gas cooker, space and plumbing for automatic washing machine, space and point for free standing fridge freezer, tiled splashbacks, ceiling light point, extractor hood, wall mounted radiator, feature linoleum flooring, understairs storage, internal glazed door to:

## Living/Dining Room

13'6 x 11'7 approx (4.11m x 3.53m approx)

Double glazed French doors to the rear garden, laminate flooring, ceiling light point, coving to ceiling, ample power points, wall mounted double radiator and TV point.

## First Floor Landing

Ceiling light point, loft access hatch and panelled doors to:

## Bedroom 1

11'6 x 9'11 approx (3.51m x 3.02m approx)

UPVC double glazed window to the rear, wall mounted radiator, ceiling light point, laminate floor.

## Bedroom 2

11'10 x 8' approx (3.61m x 2.44m approx)

UPVC double glazed window to the front, wall mounted radiator, laminate flooring, ceiling light point. Built-in wardrobe providing ample storage space with additional storage over the stairs.

## Bathroom

6'3 x 5'6 approx (1.91m x 1.68m approx)

UPVC double glazed window to the side, a white modern three piece suite comprising of a panelled bath with mains fed shower above incorporating rain water shower head attachment over, pedestal wash hand basin, low flush w.c., wall mounted radiator, ceiling light point and linoleum flooring.

## Outside

To the front of the property there is a low maintenance garden with a pathway to the front entrance door, outside tap and driveway to the side leading to the free standing garage.

To the rear of the property there is a South facing enclosed garden with a paved patio area, low maintenance gravelled garden, fencing and hedges to the boundaries, rear access door to the garage.

## Garage

Concrete sectional garage with up and over door, light and power and useful store.

## Outhouse

3'2 x 2'10 approx (0.97m x 0.86m approx)

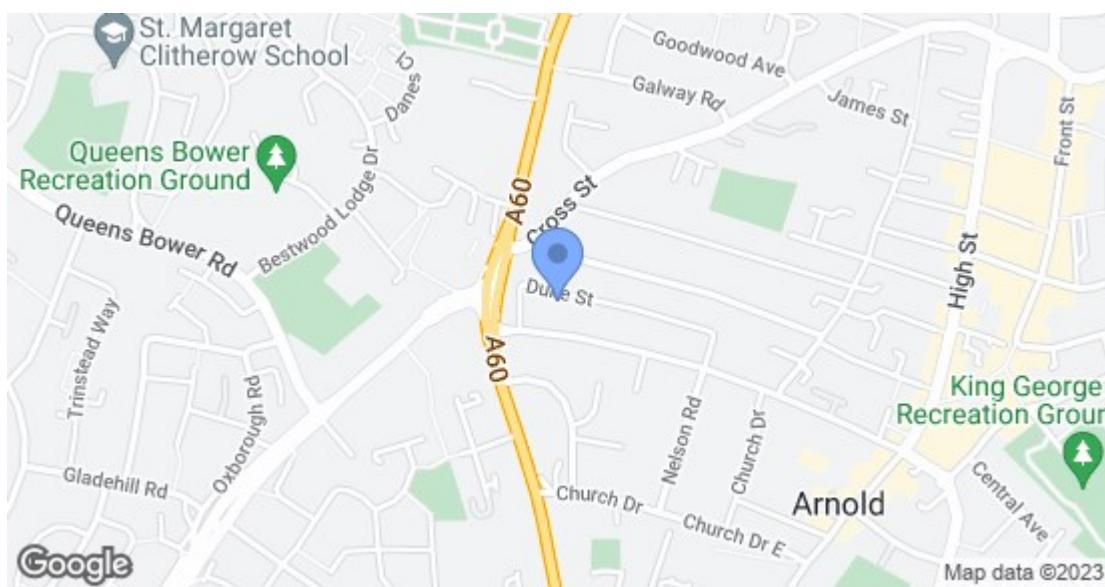
Baxi gas central heating combination boiler, wall mounted electrical consumer unit with electric meter point and gas meter point. Further additional storage with power.

## Council Tax

Council Tax band A - Gedling Borough Council. To be confirmed by the purchasers solicitor.



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	88
(81-91)	B	
(69-80)	C	70
(55-68)	D	
(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 <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		
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.