



8 Needham Road,
Arnold, NG5 7FF

TJ
THOMAS
JAMES

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Thomas James are delighted to offer this extended semi detached family home to the market.

The property provides spacious and versatile accommodation arranged over two floors including; an entrance hall, a living room, a fitted kitchen, and a sun room on the ground floor, with the first floor landing giving access to a master suite (incorporating a double bedroom, space for a dressing room or study area, plus an en-suite shower room with some work required), two further double bedrooms, a single bedroom, and the family bathroom.

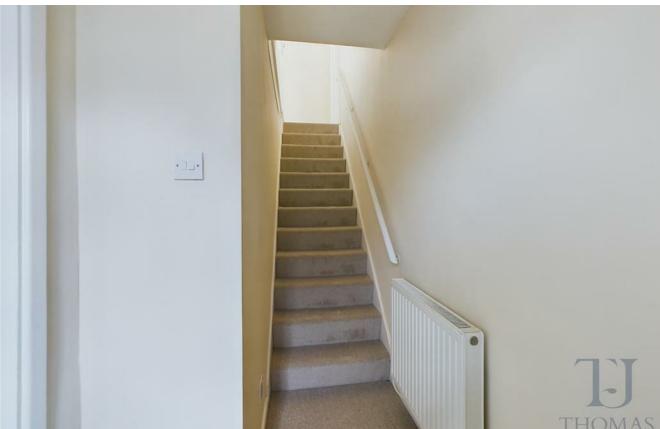
Benefiting from gas central heating and UPVC double glazing, the property has a privately enclosed east facing garden to the rear, plus a driveway and an integral tandem garage providing off road parking for a number of vehicles at the front.

Situated in the popular suburb of Arnold, the property is within easy reach of excellent local facilities including shops, schools, churches, leisure centres and parks. Main road routes and local transport links provide easy access to Nottingham City Centre.

Currently let, the property could make an ideal investment purchase with tenants in situ. Alternatively the property could be sold with vacant possession, making a superb family home.

Viewing is recommended.

Offers Over £230,000





ACCOMMODATION

The UPVC entrance door (with decorative glazed panel) opens to the entrance hall. From here, the stairs rise to the first floor, and there is a door opening to the living room.

The living room has a window to the front, and a door into the kitchen.

Fitted with a matching range of wood effect wall, drawer and base units, tiled splash backs and roll edge work surfaces, the kitchen has space for an American style fridge/freezer, and space for a free standing electric oven. There is an under stairs storage cupboard, a window overlooking the sun room, and a door opening to the sun room.

The sun room has a solid roof, wood framed windows overlooking the rear garden, and sliding patio doors opening out. There are wall and base units, with roll edge work surfaces over, a sink and drainer unit, space and plumbing for a washing machine, space for a dryer, and space for a further fridge/freezer.

On reaching the first floor, the landing has doors into the four bedrooms, and the family bathroom.

The bathroom is fitted with a panelled bath with a mains shower over, a pedestal wash hand basin, and a low flush wc.

There are two double bedrooms, one overlooking the front, one overlooking the rear. The single bedroom overlooks the front.

The master bedroom overlooks the front and opens to a useful additional dressing area/study. From here there is access to the en-suite shower room (in need of modernisation, with no shower currently plumbed) which is fitted with a low flush wc, a wash hand basin with vanity cupboards under, and has space for shower.

OUTSIDE

To the front of the property the driveway provides off road parking for one vehicle. A pebbled area adjacent could provide parking for an additional vehicle. There is a walled boundary, a pathway to the entrance door, and access to the INTEGRAL TANDEM GARAGE (with an up and over door, power and lighting connected, a window overlooking the garden, and a pedestrian door leading out. The Worcester Bosch boiler is also housed here).

A wrought iron gated path leads to the rear garden.

The east facing rear garden has hedged and timber fenced boundaries and includes; a patio seating area, a lawned area, a pond, planted shrubs, and conifer trees.

Currently Tenanted

We are advised that the property is currently let, at £1050.00 per calendar month.

We understand that the tenants would be interested in remaining at the property, should that suit the buyers needs.

For more information, please contact Thomas James Estate Agents.

Council Tax Band

Council Tax Band A. Gedling Borough Council.

Amount Payable 2024/2025 £1,580.20.

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.



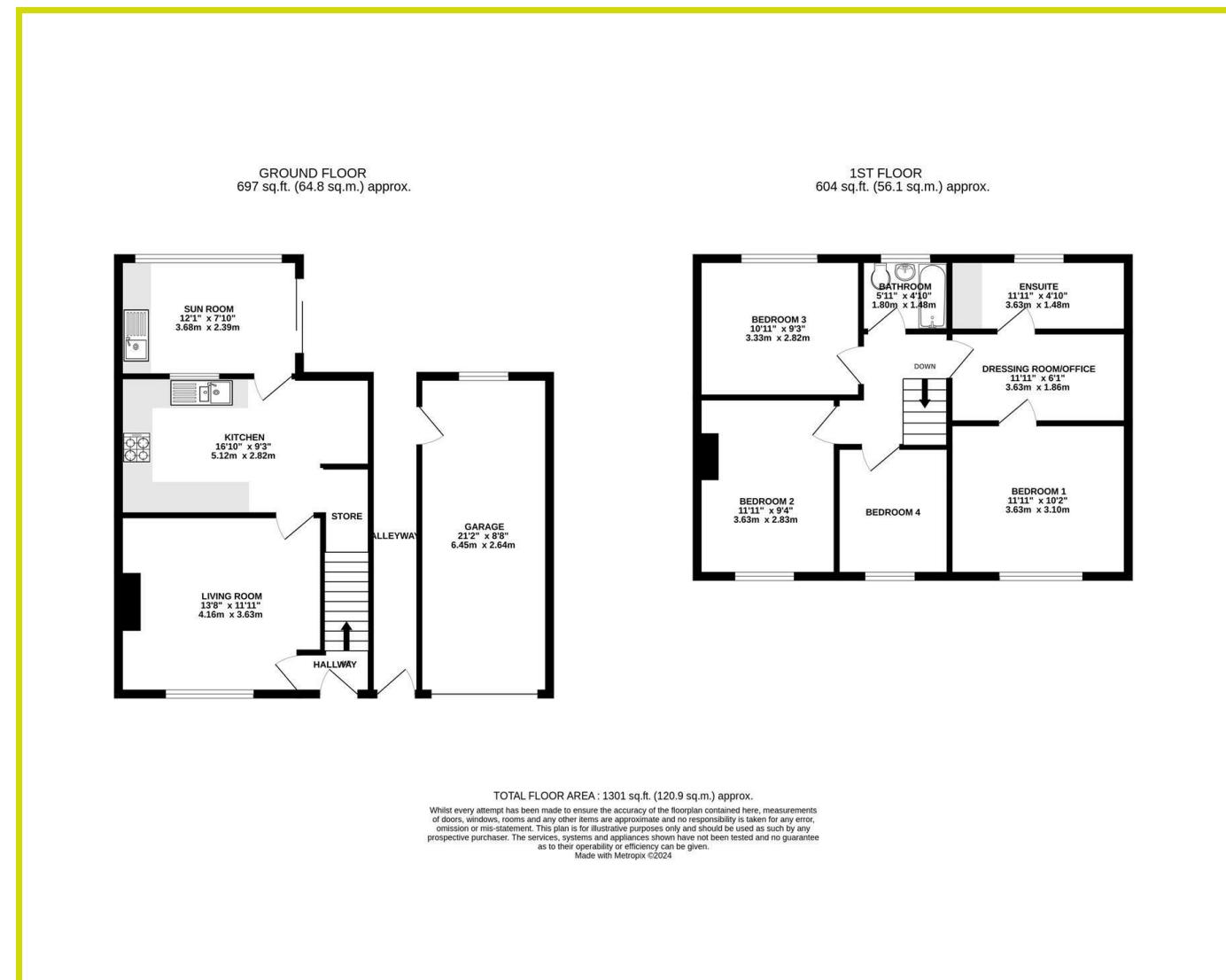
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MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.

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



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