



9 Ballantrae Close,
Arnold, NG5 8QH

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This mid town house provides accommodation arranged two floors which includes an entrance hall, a lounge and a dining kitchen to the ground floor, with the first floor landing giving access to two bedrooms and the bathroom.

Benefiting from gas central heating and double glazing, the property has low maintenance enclosed gardens to the rear, further gardens to the front, plus a single garage located at the rear providing off road parking.

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.

An ideal investment or first time purchase.

£175,000





Directions

Ballantrae Close can be located off Howbeck Road, Arnold.

GROUND FLOOR ACCOMMODATION

UPVC Double Glazed Entrance Door

Opening to the:-

Entrance Hall

Stairs off to the first floor, radiator, ceiling light point, storage cupboard, multi paned glazed door into the:-

Lounge

UPVC double glazed bay window to the front elevation, ceiling spot lights, radiator, television aerial connection point, multi paned glazed door into the:-

Dining Kitchen

Fitted with a range of wall, drawer and base units, tiled splash backs and roll edge work surfaces, single drainer stainless steel sink unit with a mixer tap over, space and plumbing for a washing machine, space for a fridge/freezer, built in electric oven with a four ring gas hob and extractor hood over.

Two UPVC double glazed windows to the rear elevation, ceiling spot lights, radiator, UPVC double glazed door opening to the rear garden.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Shelved storage cupboard, loft access hatch, ceiling light point, doors into two bedrooms and the bathroom.

Bathroom

Fitted with a panelled bath with a tiled surround and an electric shower over, a pedestal wash hand basin with a tiled splash back, and a low flush wc.

Opaque UPVC double glazed window to the rear elevation, ceiling spot lights, extractor fan, shaver point, radiator.

Bedroom One

UPVC double glazed window to the front elevation, ceiling light point, radiator, built in triple wardrobes (also housing the central heating boiler).

Bedroom Two

UPVC double glazed window to the rear elevation, ceiling light point, radiator.

OUTSIDE

At the front of the property there is a gravelled garden area, and a pathway to the entrance door.

To the rear of the property there is a low maintenance garden laid to a patio seating area with a gravelled bed beyond, and a pathway leading to the end.

Timber fence enclosed, the garden has pedestrian gated access to the GARAGE and communal parking area.

Single Garage

Situated at the rear of the property, accessed through the communal parking area. With an up and over door.

Please Note

The vendor of this property has a connection with Thomas James Estate Agents.

This should have no bearing on the sale of the property and should cause no concern to prospective purchasers.

Council Tax Band

Council Tax Band B. Gedling Borough Council.

Amount Payable 2022/2023 £1,680.77.

Referral Arrangement Note

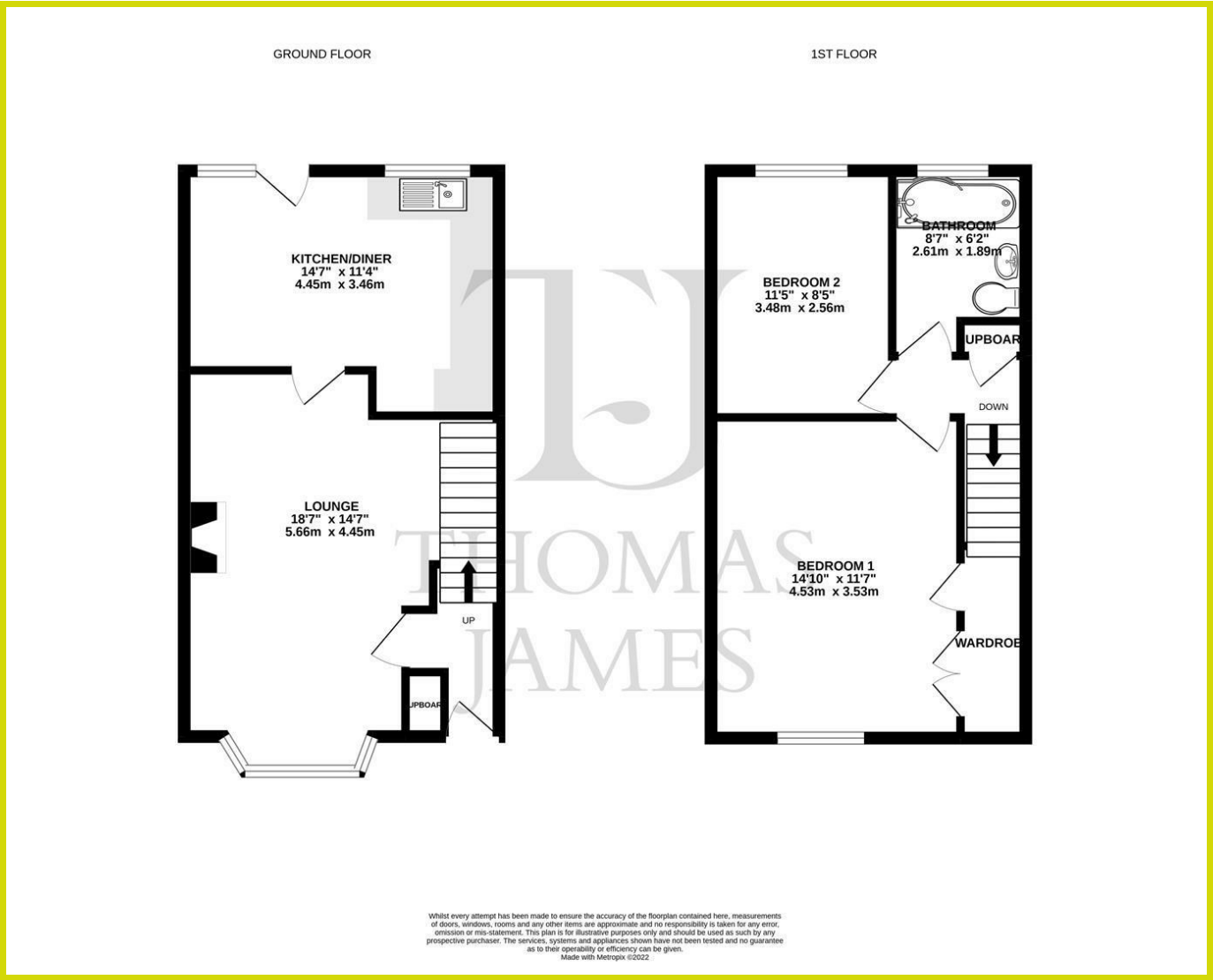
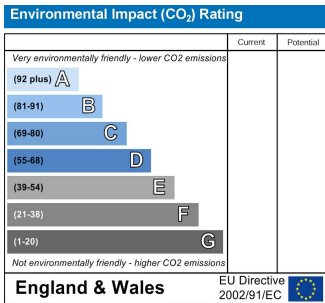
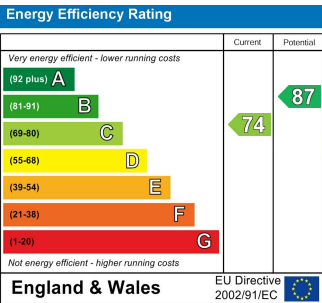
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