



**10 Duke Street, Arnold, Nottingham,
Nottinghamshire NG5 6GQ**

£850 pcm

Tel: 0115 9680268



- Decorating and refurbished to a High Standard
- Desired Location
- Garden
- 2 Bedrooms
- Available Immediately
- Beautifully Presented
- council tax band A

This fully refurbished, large traditional terraced house is located in an ultra-convenient location in Arnold, within walking distance to the high street which lays host to an array of excellent amenities and transport links directly into Nottingham City centre.

Due to it's spacious size and superb location, we are certain this property will attract a heavy amount of interest from families and couples looking to live in the ever popular area of Arnold.

The internal accommodation comprises two substantial reception rooms and a fitted kitchen to the rear of the property. To the first floor landing there are two bedrooms and a well-proportioned bathroom.

To the rear of the property there is an enclosed private rear garden.

Council Tax Band: A

LIVING ROOM

The first of two reception rooms with a radiator, ceiling light point and a double glazed window to the front elevation.

DINING ROOM

A rear reception room with a radiator, ceiling light point and a double glazed window to the rear elevation.

KITCHEN

With fitted wall cupboards, base units and drawers with working surfaces over. Inset sink with drainer and mixer tap. Integrated oven, four ring gas hob. Plumbing for a washing machine, space for a fridge/freezer, ceiling light point and double glazed window and door onto the rear elevation.

FIRST FLOOR LANDING

With a ceiling light point and access to bedrooms and bathroom

BEDROOM ONE

A spacious double bedroom with a radiator, ceiling light point and a double glazed window to the front elevation.

BEDROOM TWO

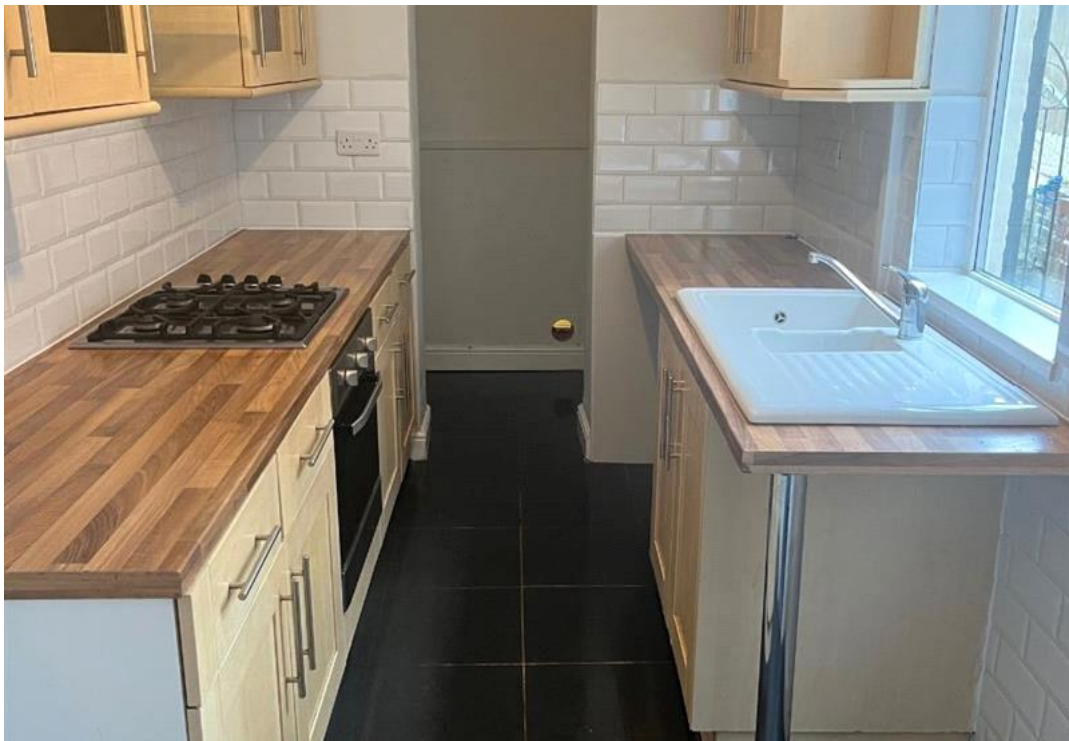
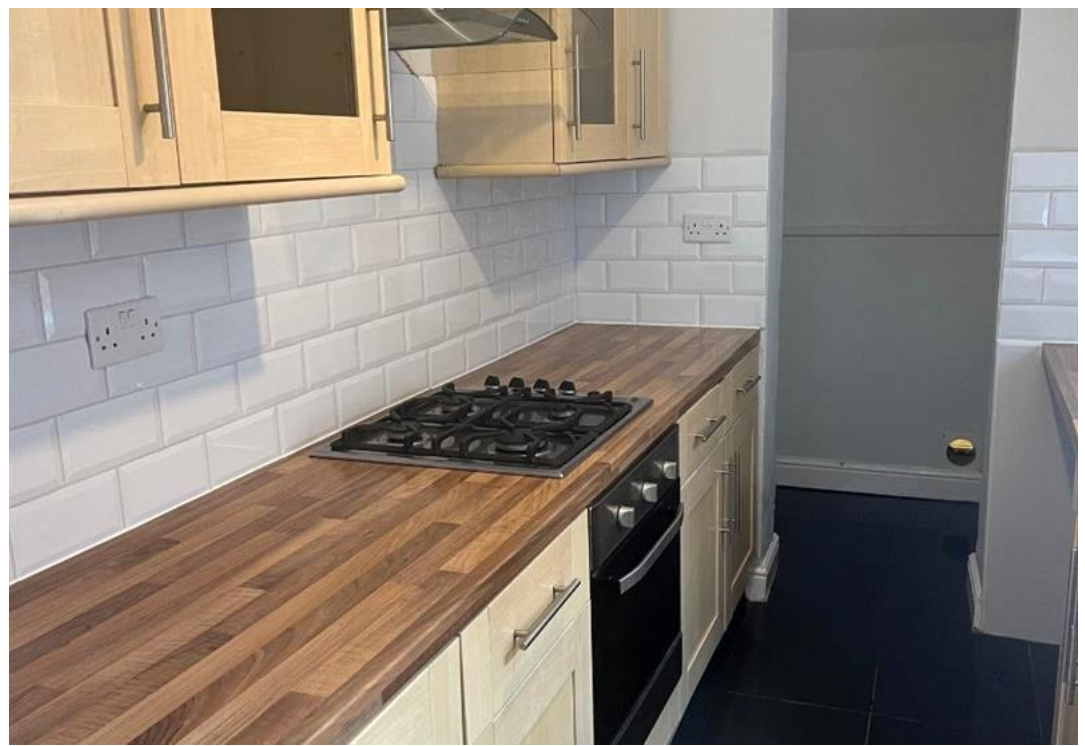
A second bedroom with a radiator, ceiling light point and a double glazed window to the rear elevation.

BATHROOM

With a three piece suite comprising a panelled bath with shower over, wash hand basin and a Low flush WC. There is also a radiator, ceiling light point and an obscure double glazed window to the rear elevation

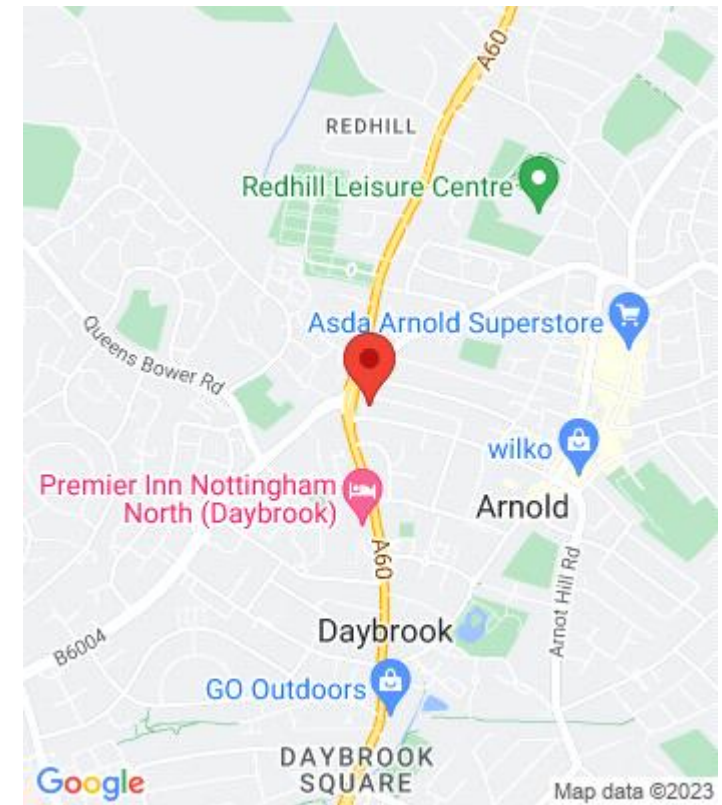
OUTSIDE


Rear garden with paved area and steps leading to garden space.









Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		70	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only
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