



20A Duke Street, Arnold, Nottingham NG5 6GQ

£850 pcm

Tel: 0115 9680268



- End Town House
- Neutral Kitchen
- Well Sized Living Room
- Modern Decor
- Available Immediately
- Two Bedrooms

A modern end town house with two well proportioned bedrooms in a popular and ultra convenient Arnold location which offers excellent bus routes and transport links into the city and is also a stones throw away from plenty of handy further amenities. The kitchen and bathroom are both neutral and easy on the eye and would prove to be a perfect place for those looking for their first home or for those looking for an ideal downsize.

The accommodation comprises an entrance porch with access into a decent sized kitchen which is well planned and benefits from plenty of storage units. Finally completing the ground floor there is a full width living room with patio doors opening onto the rear garden. To the first-floor landing there are two bedrooms both of which are well proportioned and a neutral white tiled bathroom with three piece suite.

Externally, the property offers an initial small frontage with space for bin storage and a small picket fence and gate securing the front property. To the rear the garden is still being improved but will be a low maintenance external space with secure fenced boundaries to all sides. Also, to note Duke Street does offer space for on street parking.

Council Tax Band: A

ENTRANCE PORCH

With an internal door opening into the:

KITCHEN

A neutral fitted kitchen with a range of wall cupboards, base units and drawers with working surfaces over. Inset sink with drainer and mixer tap, integrated oven and an integrated fridge/freezer. There is also space for a washing machine. ceiling lighting, double glazed window to the front elevation and access into the:

LIVING ROOM

A well proportioned living room with a radiator, ceiling light point and double glazed patio doors opening onto the rear garden.

FIRST FLOOR LANDING

With a ceiling light point.

BEDROOM ONE

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

BEDROOM TWO

A second decent sized bedroom with an internal cupboard, ceiling light point and a double glazed window to the front elevation.

BATHROOM

A neutral white tiled 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 side elevation.

OUTSIDE

Externally, the property offers an initial small frontage with space for bin storage and a small picket fence and gate securing the front property. To the rear the garden is still being improved but will be a low maintenance external space with secure fenced boundaries to all sides. Also, to note Duke Street does offer space for on street parking.

VIEWING INFORMATION

Viewing of the property is strictly by appointment only. To book a viewing please call our lettings team on our office number 0115 968 0268.

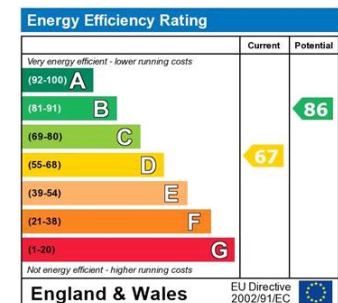




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England & Wales EU Directive 2002/91/EC

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.

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