

HoldenCopley

PREPARE TO BE MOVED

Lambeth Road, Arnold, Nottinghamshire NG5 9PH

Guide Price £140,000 - £150,000

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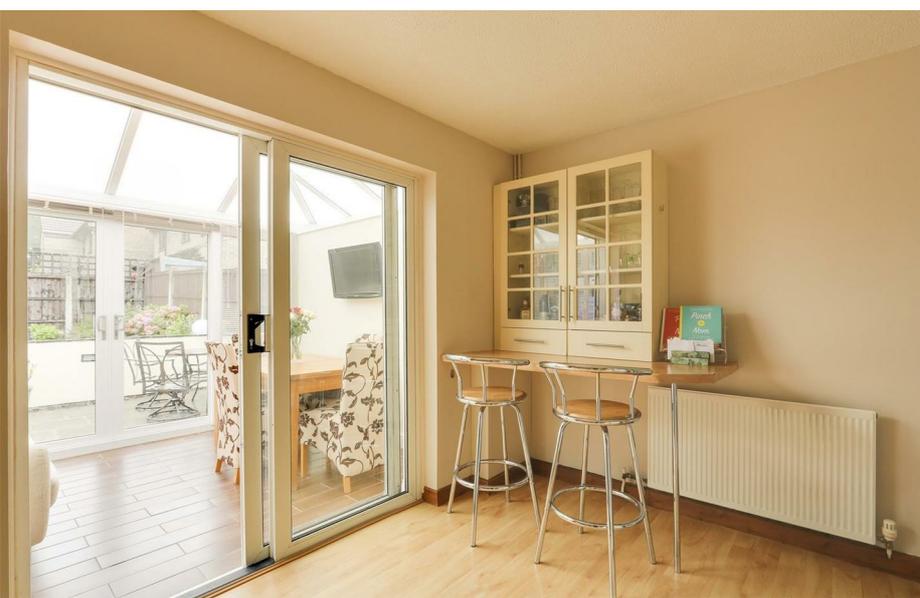
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LOCATION, LOCATION, LOCATION...

This two bedroom semi detached house is not only exceptionally well presented throughout but would make the perfect purchase for any first time buyer or an investor alike as it is ready to move straight into. Situated in a popular location within reach to various local amenities, excellent transport links and the stunning Bestwood Country Park. To the ground floor is a porch, a living room with lovely wooden flooring and a wall mounted feature fireplace, a modern kitchen and a conservatory. The first floor comprises two good sized bedrooms serviced by a three piece bathroom suite. Outside to the front is a driveway providing off road parking for two vehicles and to the rear is a private enclosed low maintenance garden.

MUST BE VIEWED





- Semi Detached House
- Two Bedrooms
- Good Sized Lounge
- Breakfast Kitchen
- Conservatory
- Modern Bathroom
- Low Maintenance Rear Garden
- Driveway
- Popular Location
- Must Be Viewed





GROUND FLOOR

Porch

The porch has real wood flooring, a UPVC double glazed window to the front elevation and provides access into the accommodation

Living Room

15'10" x 11'10" (4.85 x 3.62)

The living room has a UPVC double glazed window to the front elevation, wood flooring, coving to the ceiling, a TV point and a wall mounted electric fireplace

Kitchen

11'10" x 9'6" (3.63 x 2.90)

The kitchen has a range of base and wall units with rolled edge worktops and a breakfast bar that seats two, a stainless steel sink with mixer taps and drainer, an integrated oven with a gas hob and extractor fan, space for a fridge freezer, space and plumbing for a washing machine and a dishwasher, laminae flooring, tiled splash back, a radiator and a sliding patio door to the conservatory

Conservatory

11'4" x 7'9" (3.47 x 2.37)

The conservatory has tiled flooring, a poly-carbonate roof, a range of UPVC double glazed windows to the rear elevation and double doors to the garden

FIRST FLOOR

Landing

The landing has carpeted flooring, a radiator, recessed spotlights, access to the first floor accommodation and access to a boarded loft with lighting via a drop down ladder

Master Bedroom

11'11" x 8'10" (3.64 x 2.71)

The main bedroom has a UPVC double glazed window to the rear elevation, carpeted flooring, a radiator, coving to the ceiling, recessed spotlights and a fitted sliding door wardrobe

Bedroom Two

11'11" x 7'6" (3.64 x 2.30)

The second bedroom has a UPVC double glazed window to the front elevation, carpeted flooring, a radiator and coving to the ceiling

Bathroom

8'0" x 4'6" (2.46 x 1.38)

The bathroom has a low level flush WC, a counter top wash basin with a base cupboard, a panelled bath with an overhead rainfall shower and a handheld shower head, a chrome heated towel rail, tiled flooring, partially tiled walls, recessed spotlights and a UPVC double glazed window to the side elevation

OUTSIDE

Front

To the front of the property is a driveway for two cars and gated access to the rear

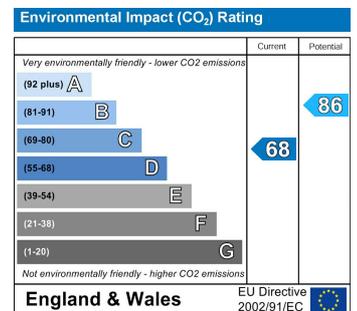
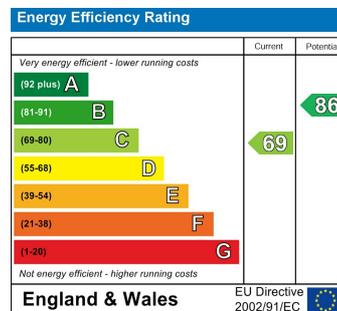
Rear

To the rear of the property is a private enclosed low maintenance garden with a patio area, an artificial lawn, a slate chipped area, a range of decorative plants and shrubs, space for a shed, fence panelling and gated access

DISCLAIMER

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