

**Harpole Walk  
Arnold, Nottingham NG5 8LJ**

A TWO BEDROOM, MID TERRACE FAMILY HOME SITUATED IN ARNOLD, NOTTINGHAM.

**Guide Price £150,000 Freehold**



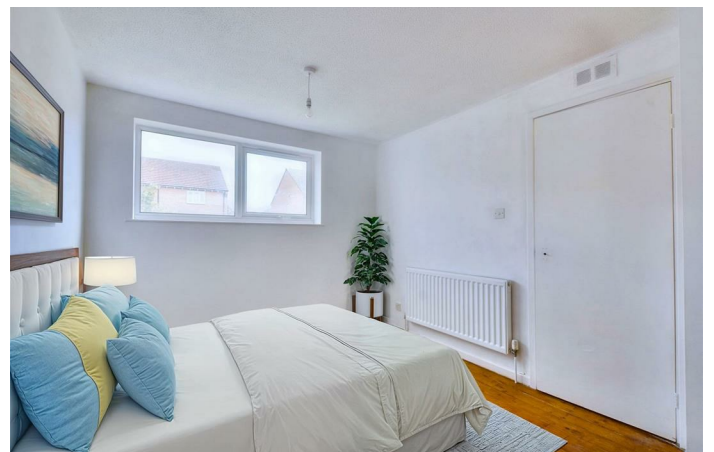
**\*\* MUST VIEW \*\* IDEAL FOR FIRST TIME BUYERS & INVESTORS \*\***  
**\*\*Guide Price £150,000 - £160,000\*\***

Robert Ellis Estate Agents are delighted to offer to the market this fantastic two double bedroom, mid terrace family home situated in the heart of Arnold, Nottingham.

The property is a stone's throw away from Arnold town centre accommodating local amenities, shops and restaurants. Alongside this, it offers easily accessible transport links into Mapperley, Nottingham City centre and surrounding villages/towns. You have Redhill Academy and Richard Bonington Primary & Nursery within the area, making it ideal for families.

Upon entry, you are welcomed into the spacious hallway with storage cupboard. Off the hallway is the lounge diner and fitted kitchen incorporating wall and base units. The lounge allows access to the rear garden which is split level with patio and laid to lawn. The stairs leading up to landing, first double bedroom, second double bedroom and family bathroom along with a separate WC.

A viewing is HIGHLY recommended to appreciate the size and location of this fantastic family home- Contact the office to arrange your viewing. Selling with NO UPWARD CHAIN.



### Entrance Hallway

UPVC leaded door to the front elevation. Tiled flooring. Wall mounted radiator. Ceiling light point. Dado rail. Staircase leading to the first floor landing. Built-in large storage cupboards providing useful additional storage space. Panel doors leading off into kitchen and lounge diner.

### Kitchen

9'6 x 8'1 approx (2.90m x 2.46m approx)

UPVC double glazed window to the rear elevation. Tiled splash backs. Wall mounted radiator. Ceiling light point. A range of matching wall and base units incorporating laminate work surface over incorporating a 1.5 bowl sink with swan neck mixer tap. Space and point for a freestanding fridge freezer. Space and plumbing for an automatic washing machine. Space and point for freestanding cooker with a built-in extractor hood oven. Panel door leading into the open plan lounge diner.

### Lounge Diner

25'8 x 11'4 approx (7.82m x 3.45m approx)

This dual aspect open plan lounge diner benefits from having UPVC double glazed windows to the front and rear elevations and a UPVC double glazed access to the rear elevation leading out to the enclosed rear garden. 2 x Wall mounted radiators. Ceiling light points.

### First Floor Landing

Ceiling light point. Loft access hatch. 2 x Built-in large storage cupboards providing useful additional storage space. Panel doors leading off into bedroom 1, 2, family bathroom and separate WC.

### Bedroom 1

8'9 x 14'6 approx (2.67m x 4.42m approx)

2 x UPVC double glazed windows to the front elevation. Strip wood flooring. Wall mounted radiator. Ceiling light point. Panel door leading to airing cupboard (2'5 x 5'2 approx) housing the wall mounted gas central heating combination boiler providing hot water and central heating to the property with a clothes rail for additional storage space.

### Bedroom 2

9'3 x 13'8 approx (2.82m x 4.17m approx)

UPVC double glazed window to the rear elevation. Strip wood flooring. Wall mounted radiator. Ceiling light point.

### Family Bathroom

5'9 x 4'7 approx (1.75m x 1.40m approx)

UPVC double glazed window to the rear elevation. Linoleum flooring. Ceiling light point. Tiled splash backs. White double ended family bath with mixer tap and shower attachment. Pedestal wash hand basin with mixer tap.

### Separate WC

5'9 x 2'7 approx (1.75m x 0.79m approx)

UPVC double glazed window to the rear elevation. Linoleum flooring. Wall mounted radiator. Ceiling light point. Low level flush WC.

### Front of Property

To the front of the property there is a low maintenance garden with shrubbery planted the borders, external bin store and steps leading to the front entrance door.

### Rear of Property

To the rear of the property there is a good sized enclosed rear garden featuring a laid to lawn area, fencing and hedging to the boundaries, mature shrubbery and trees planted to the borders and a large brick built store.

### Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

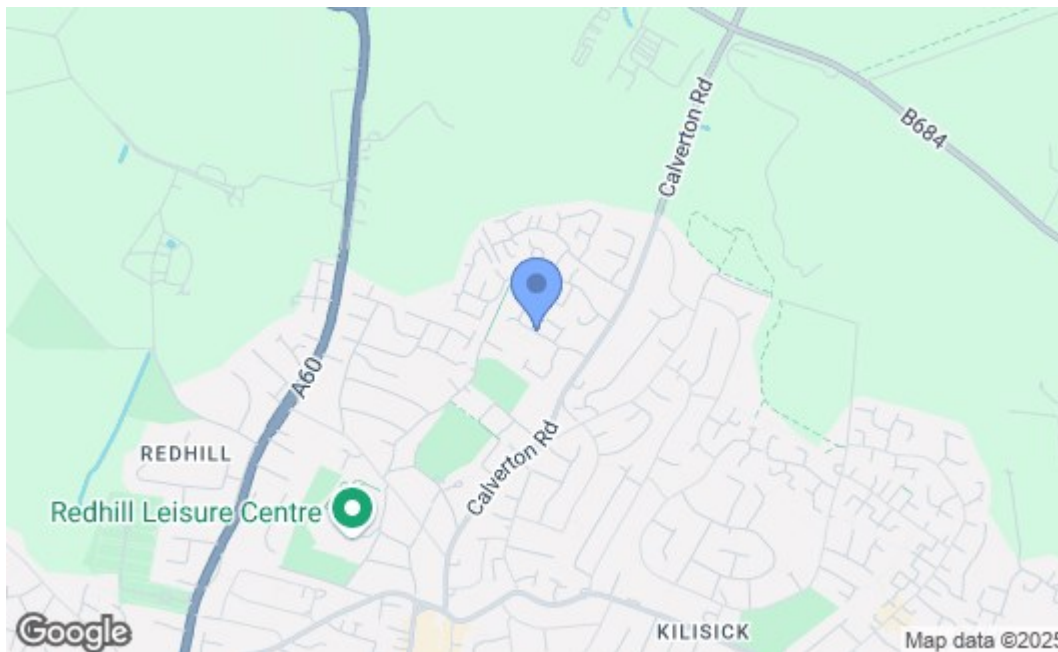
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         | 87        |
| (81-91) B   |  | 72                      |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not energy efficient - higher running costs                     |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.