



Willbert Road,
Arnold, Nottingham
NG5 8ED

£210,000 Freehold

0115 648 5485



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****IDEAL FOR FIRST-TIME BUYERS * MUST VIEW ****

Robert Ellis Estate Agents are proud to offer to the market this IMMACULATE TWO-BEDROOM, SEMI-DETACHED 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 Bonnington Primary & Nursery within the area, making it ideal for families.

Upon entry, you are welcomed into the hallway which leads through to the open-plan lounge diner kitchen with under-stair storage, kitchen with fitted units, and ample storage space. Off the kitchen is the conservatory, ground floor w/c, and low-maintenance landscaped rear garden with patio areas.

Stairs leading to the landing, first double bedroom, second double bedroom, and family bathroom featuring a three-piece suite.

The front of the home offers off-road car parking.

A viewing is HIGHLY RECOMMENDED to appreciate the QUALITY FINISH and LOCATION of this GREAT OPPORTUNITY- Contact the office on 0115 648 5485 to book your viewing now!



Entrance Lobby

UPVC double glazed door to the front, stairs to the first floor, wall mounted double radiator, ceiling light point, laminate flooring and internal doors to:

Living Room

12'8 x 12'5 approx (3.86m x 3.78m approx)

UPVC double glazed bay window to the front, wall mounted double radiator, laminate flooring, recessed spotlights to the ceiling, coving, internal glazed door to lobby, aerial and power point for a wall mounted TV, feature pendant lighting, open plan through to:

Kitchen

15'5 x 10'5 approx (4.70m x 3.18m approx)

UPVC double glazed windows to the side and rear and UPVC double glazed door to the conservatory, a range of matching wall and base units incorporating laminate work surface over, four ring stainless steel gas hob with built-in Neff oven below, integrated fridge and freezer, space and plumbing for an automatic washing machine, stainless steel sink with swan neck mixer tap, tiled splashbacks, laminate flooring, stainless steel extractor, recessed spotlights to the ceiling, coving, breakfast bar providing additional seating space and ample space for a dining table, wall mounted double radiator, understairs storage cabinet with a UPVC double glazed window to the side.

Conservatory

10'11 x 6'11 approx (3.33m x 2.11m approx)

UPVC double glazed windows to the side and rear, UPVC double glazed door to the side, tiling to the floor, wall mounted radiator, space and point for a free standing tumble dryer and panelled door to:

Ground Floor w.c.

4'8 x 2'7 approx (1.42m x 0.79m approx)

Low flush w.c., vanity wash hand basin with tiled splashbacks, UPVC double glazed window to the rear, tiling to the floor, wall mounted gas central heating boiler, recessed spotlights to the ceiling.

First Floor Landing

UPVC double glazed window to the side, recessed spotlights to the ceiling, loft access hatch, coving, panelled doors to:



Bedroom 1

10'4 x 9'1 approx (3.15m x 2.77m approx)

UPVC double glazed window to the front, wall mounted radiator, ceiling light point.

Bedroom 2

10'5 x 7'10 approx (3.18m x 2.39m approx)

UPVC double glazed window to the rear, wall mounted radiator, ceiling light point, coving to the ceiling, built-in wardrobes providing ample additional storage space.

Bathroom

7'2 x 7'2 approx (2.18m x 2.18m approx)

A modern white three piece suite comprising of a double ended panelled bath with mains fed shower over, wall hung vanity wash hand basin, low flush w.c., tiling to the floor and walls, UPVC double glazed window to the rear, chrome heated towel rail, recessed spotlights to the ceiling.

Study/Nursery

5'10 x 4'7 approx (1.78m x 1.40m approx)

UPVC double glazed window to the side, wall mounted radiator, ceiling light point and built-in wardrobe over the stairs.

Outside

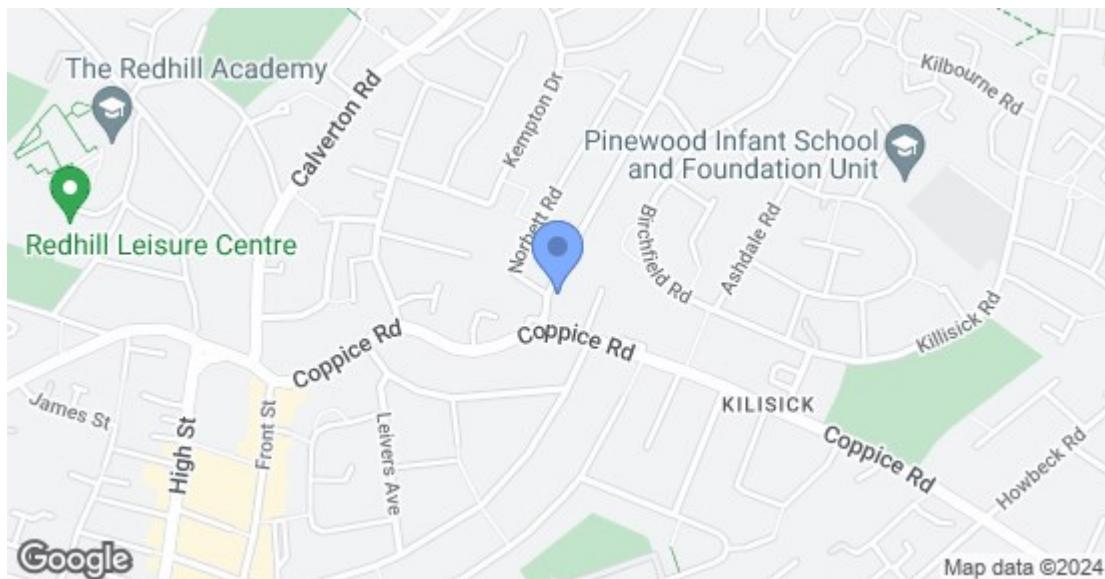
To the front of the property there is a block paved driveway providing off road parking, stone wall to the front boundary, fencing and hedges to the sides.

To the rear there is a low maintenance landscaped garden with fencing to the boundaries, gravelled patio area, shrubs to the borders.

Council Tax

Gedling Borough Council Band B





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO₂ emissions

England & Wales 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.