



Armadale Close,
Arnold, Nottingham
NG5 8RG

£200,000 Freehold

0115 648 5485



/robertellisestateagent



@robertellisea



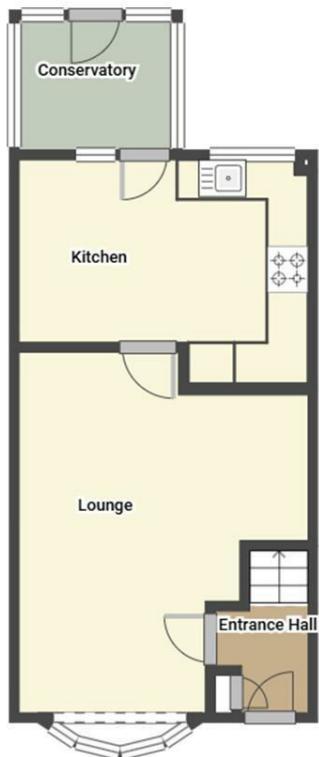
Robert Ellis Estate Agents are pleased to bring to market this beautifully presented two-bedroom semi-detached home, perfect for contemporary living.

The modern kitchen at the rear comes complete with integrated appliances and opens into a bright dining area and a versatile conservatory which is ideal as a second lounge or home office. At the front, a bay-fronted living room provides a cosy and light-filled space.

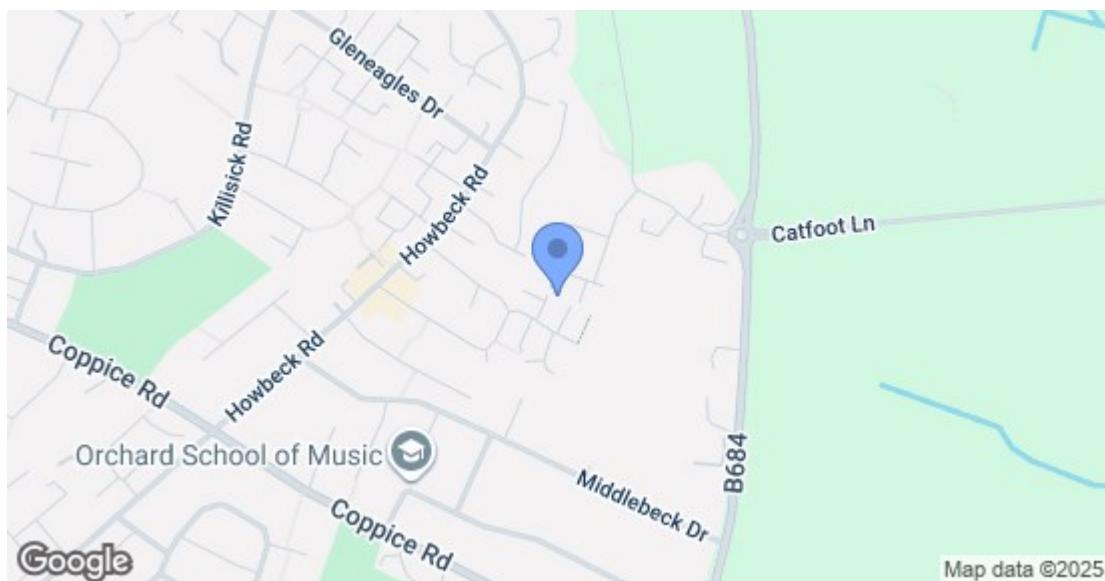
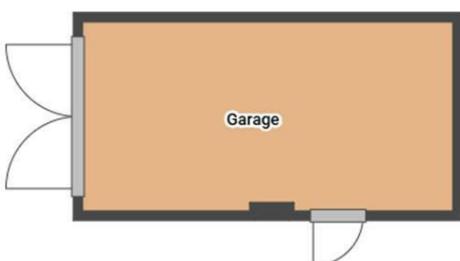
Upstairs offers two generous bedrooms, with fitted wardrobes to the main, and a sleek shower room featuring a walk-in enclosure and rainfall shower.

Outside, the private rear garden offers a mix of lawn and patio, perfect for relaxing or entertaining. A detached garage and block-paved driveway provide ample parking and storage.





Robert Ellis
ESTATE AGENTS



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			
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 CO ₂ 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.