



**Albion Rise**  
**Arnold, Nottingham NG5 8EX**

**Guide Price £210,000 Freehold**

Three-Bedroom Semi-Detached Home –  
Albion Rise, Arnold, NG5 – Potential to Add  
Value



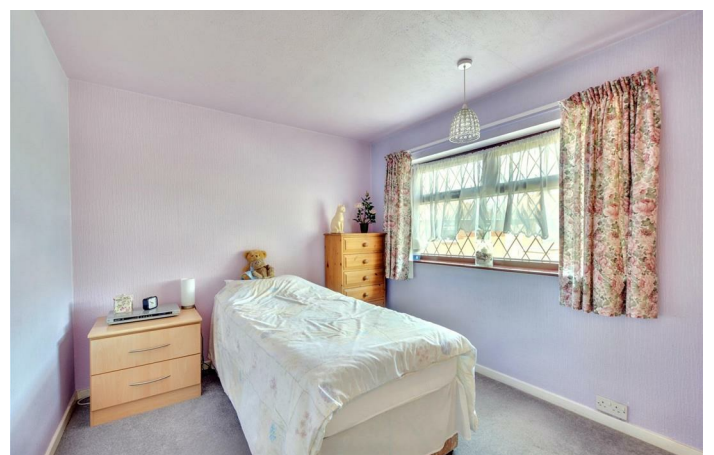
Situated on the ever-popular Albion Rise in Arnold, this three-bedroom semi-detached property offers an exciting opportunity for those looking to modernise and create a home tailored to their taste. Requiring some updating throughout, the property provides excellent scope to add value, making it ideal for first-time buyers, investors, or families keen to make their mark.

Upon entering, you are welcomed into a central hallway that leads to a generously sized lounge with a large front-facing window and a fireplace positioned to the rear. A second reception room is located to the rear left of the property, enjoying views over the garden and ideal for use as a dining room or additional living space. To the rear right, the kitchen offers access to a series of attached, brick-built storage areas which currently serve as a shed and house the boiler.

Upstairs, there are three bedrooms – two comfortable doubles and a well-proportioned single – along with a two-piece family bathroom and a separate W.C.

Outside, the home benefits from both front and rear gardens, offering plenty of outdoor space, along with a separate detached garage providing useful storage or off-street parking.

With a wealth of amenities, schools, and transport links nearby, this is a fantastic opportunity in a desirable residential location. Early viewing is highly recommended to fully appreciate the potential on offer.



### Entrance Hallway

6'10" x 12'9" approx (2.1 x 3.9 approx)

UPVC double glazed door to the front elevation with a UPVC double glazed window to the side giving access to the entrance hallway comprising carpeted flooring, dado rail, carpeted staircase leading to the first floor landing, wall mounted radiator, doors leading off to:

### Lounge

13'5" x 12'9" approx (4.1 x 3.9 approx)

Carpeted flooring, double glazed window to the front elevation, dado rail, wall mounted radiator, coving to the ceiling, wall light points.

### Kitchen

11'9" x 10'2" approx (3.6 x 3.1 approx)

A range of matching wall and base units with worksurfaces over incorporating a sink and drainer unit with swan neck mixer tap over, space and plumbing for a washing machine, space and point for a fridge, integrated oven, four ring gas hob with extractor hood over, tiled splashbacks, UPVC double glazed window to the side elevation, wall mounted radiator, doors leading off to:

### Dining Room

9'10" x 9'2" approx (3.0 x 2.8 approx )

Carpeted flooring, UPVC double glazed window to the rear elevation, wall mounted radiator.

### Lean To

5'2" x 3'11" approx (1.6 x 1.2 approx)

Tiled flooring, UPVC double glazed door leading to the rear garden, doors leading off to stores.

### Store One

5'2" x 7'10" approx (1.6 x 2.4 approx)

Power and lighting, window to the rear, useful storage space.

### Store Two

3'3" x 5'2" approx (1.0 x 1.6 approx )

Useful storage space, wall mounted boiler.

### First Floor Landing

Double glazed window to the side elevation, access to the loft, dado rail.

### Separate WC

4'7" x 2'7" approx (1.4 x 0.8 approx)

Double glazed window to the side elevation, wall mounted radiator, WC.

### Bathroom

4'7" x 5'2" approx (1.4 x 1.6 approx)

Double glazed window to the rear elevation, wash hand basin,

panelled bath with electric shower over, heated towel rail, tiled splashbacks, carpeted flooring, recessed spotlights to the ceiling, extractor fan.

### Bedroom One

12'9" x 13'5" approx (3.9 x 4.1 approx)

UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring, built-in wardrobes, built-in storage cupboards.

### Bedroom Two

13'5" x 9'2" approx (4.1 x 2.8 approx)

Double glazed window to the rear elevation, carpeted flooring, wall mounted radiator, built-in wardrobes.

### Bedroom Three

9'6" x 7'10" approx (2.9 x 2.4 approx)

Double glazed window to the front elevation, carpeted flooring, built-in wardrobes, wall mounted radiator.

### Outside

#### Rear of Property

To the rear of the property there is an enclosed rear garden with patio area, lawned area, raised flowerbeds, a range of plants and shrubbery planted to the borders, fencing to the boundaries, side access to the front of the property.

#### Front of Property

To the front of the property there is a garden laid to lawn, pathway leading to the front entrance door, gated side access to the rear of the property.

#### Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 12mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

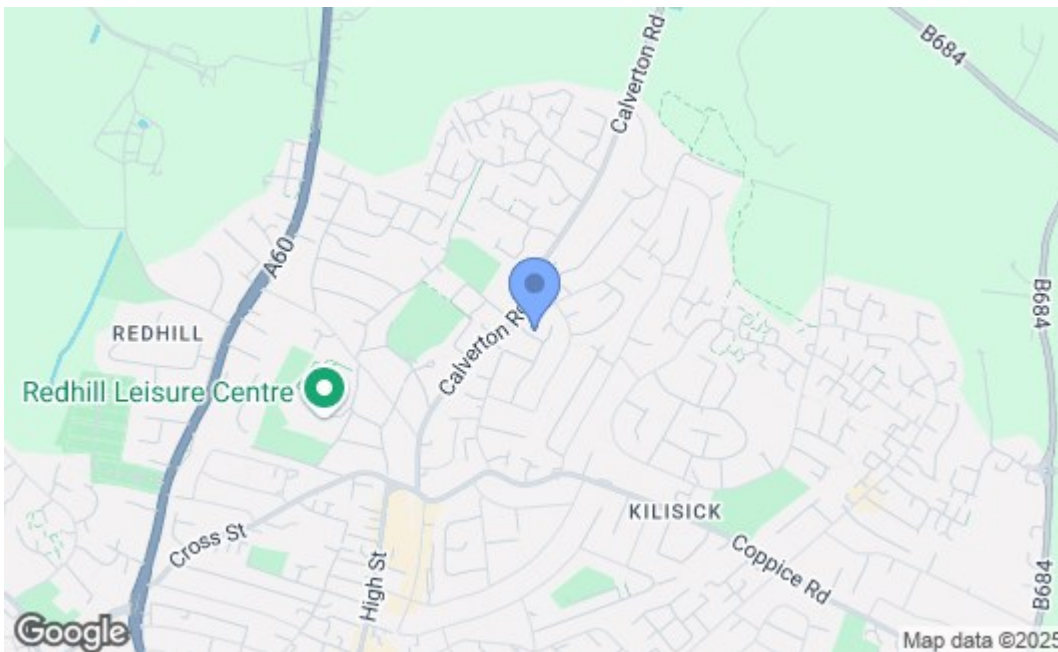
Flood Defences: No

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			
(81-91) B			
(69-80) C		69	76
(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 <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			
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.