



Acton Road,
Arnold, Nottingham
NG5 7AB

£250,000 Freehold

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Robert Ellis Estate Agents are delighted to bring to the market this FANTASTIC TWO-BEDROOM, DETACHED BUNGALOW 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 entrance lobby that leads through to the inner entrance hallway. Off the hallway is a lounge and breakfast kitchen with fitted units. The home also hosts two bedrooms and a wet shower room. Benefiting from modern conveniences such as gas central heating and double glazing.

The property is situated on a generous plot with a driveway. Surrounding the home is a split-level garden with laid-to lawn areas, a patio, and flowerbeds with shrubbery also.

A viewing is HIGHLY RECOMMENDED to appreciate the SIZE and LOCATION of this GREAT OPPORTUNITY- Selling with NO UPWARD CHAIN.



Kitchen

10'11 x 10'4 approx (3.33m x 3.15m approx)
Range of matching wall and base units incorporating laminate work surface over. 1.5 bowl sink with mixer tap above. Space and point for freestanding gas cooker. Space and plumbing for automatic washing machine. Space and point for freestanding fridge freezer. Breakfast bar providing additional sitting space. Tiled splash backs. Tiled flooring. Ceiling light point. Wall mounted double radiator. Storage cupboard housing wall mounted electrical consumer unit. Wall mounted Worcester Bosch gas central heating combination boiler providing hot water and central heating to the property. UPVC double glazed windows to front and side elevations. UPVC double glazed side access door. Internal panel door leading into Hallway.

Hallway

7'11 x 15' approx (2.41m x 4.57m approx)
Double glazed door to the side elevation. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Loft access hatch.

Living Room

14'11 x 12' approx (4.55m x 3.66m approx)
Feature Adams style fireplace incorporating wooden mantle, stone hearth and electric fireplace. Wall mounted radiator. Wall light point. Ceiling light point. Coving to the ceiling. Ceiling rose. UPVC double glazed picture window to the front elevation. UPVC double glazed windows to the side and rear elevations.

Bathroom

7'02 x 6'01 approx (2.18m x 1.85m approx)
3 piece suite comprising of a low level flush W/C, wall hung vanity wash hand basin and mains fed shower. Tiled splash backs. Wall mounted radiator. Ceiling light point. UPVC double glazed window to the side elevation.

Bedroom 1

12'7 x 10'2 approx (3.84m x 3.10m approx)
UPVC double glazed window to the rear elevation. Wall mounted radiator. Coving to the ceiling. Ceiling light point. Double glazed windows to rear and side elevations. Built-in bed side tables and dressing table. Built-in wardrobes providing ample and additional storage space.



Bedroom 2

9'03 x 8'05 approx (2.82m x 2.57m approx)
UPVC double glazed window to the side elevation. Wall mounted radiator. Ceiling light point.

Lobby

12'10 x 6'10 approx (3.91m x 2.08m approx)
This large entrance lobby offers additional storage and sitting space subject to the buyers needs and requirements. UPVC double glazed French doors leading out to the rear garden. UPVC double glazed windows to the side. Light & Power. Internal double glazed door leading to Hallway.

Front of Property

The property sits on a good sized plot with a gated block paved pathway leading to the side entrance door. Low maintenance block paved garden. Driving providing off the road parking.

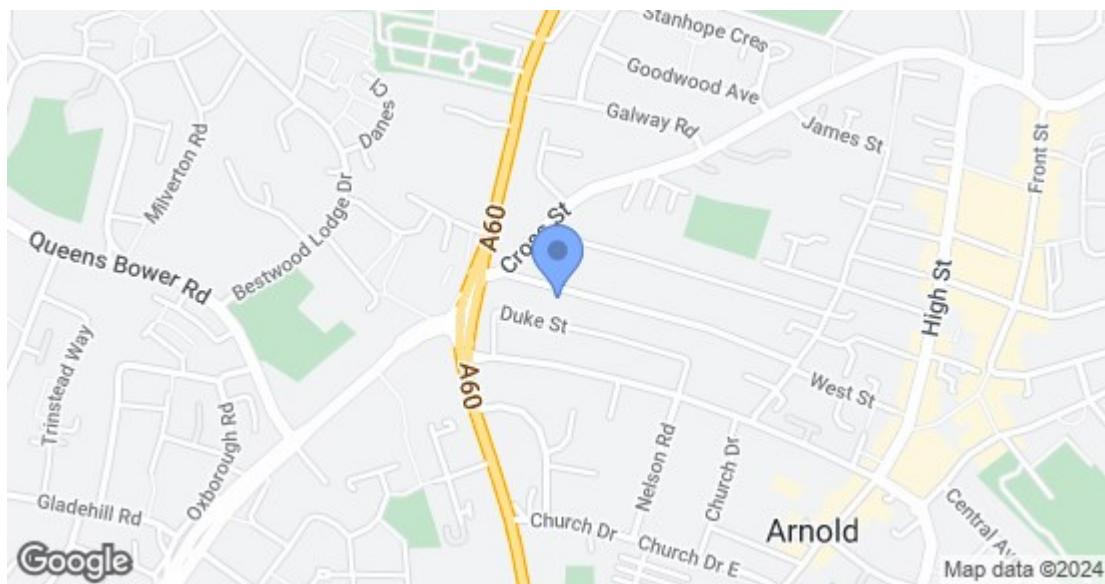
Rear of Property

Good sized enclosed tired garden laid mainly to lawn. Brick built store. Fencing to the boundaries. Shrubs and trees to the borders. Fruit trees. Outside security lighting.

Council Tax

Local Authority: Gedling
Council Tax Band: C





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(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 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.