



Laneham Avenue,
Arnold, Nottingham
NG5 7LB

£160,000 Freehold



*** Guide Price £160,000-170,000***

Robert Ellis Estate Agents are pleased to present this two-bedroom detached bungalow in Arnold, Nottingham. Though the property requires some improvements, the competitive asking price reflects this, offering an excellent opportunity for buyers to personalize their new home.

Located just moments from Arnold town centre, the property benefits from proximity to local amenities, shops, and restaurants, along with convenient transport links to Mapperley, Nottingham city centre, and surrounding areas. With Redhill Academy and Richard Bonnington Primary & Nursery nearby, this home is also ideal for families.

Inside, the bungalow features a spacious hallway leading to a comfortable lounge, a fitted kitchen with access to a garden room, two double bedrooms, and a wet room bathroom with a three-piece suite. The exterior boasts a raised front garden with a driveway leading to a detached brick-built garage, while the rear garden offers a lawn, patio area, and shrubbery, providing a private outdoor space.

This property is being sold with NO UPWARD CHAIN and offers a fantastic opportunity for buyers to create their perfect home. Viewing is highly recommended to fully appreciate the potential and prime location. Contact our office today to arrange your viewing.



Entrance Hallway

With a double glazed wooden entrance door to the side elevation, wall mounted double radiator, laminate flooring, ceiling light point and panelled doors to:

Wet Room

6' x 6'2 approx (1.83m x 1.88m approx)

UPVC double glazed window to the side elevation, low flush w.c., pedestal wash hand basin, wet room flooring with electric Mira shower over, tiled splashbacks, ceiling light point, wall light point, extractor unit, wall mounted radiator, loft access hatch.

Living Room

10'1 x 16'10 approx (3.07m x 5.13m approx)

UPVC double glazed sectional bay window to the front with additional UPVC double glazed window to the side, feature fireplace incorporating a wooden mantle, stone hearth and back panel, wall light points.

Fitted Kitchen

9'7 x 9'11 approx (2.92m x 3.02m approx)

UPVC double glazed window to the side elevation, a range of matching wall and base units incorporating laminate work surface above, stainless steel sink with mixer tap over, tiled splashbacks, linoleum flooring, wall mounted Worcester Bosch gas central heating boiler, space and plumbing for an automatic washing machine, ceiling light point, glazed door to:

Garden Room

6' x 17'11 approx (1.83m x 5.46m approx)

Wall mounted radiator, block built dwarf walls, light and power, UPVC double glazed door to the side elevation and driveway.

Bedroom 1

9'11 x 13'1 approx (3.02m x 3.99m approx)

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

Bedroom 2

8' x 10'1 approx (2.44m x 3.07m approx)

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

Outside

To the front of the property there is a garden laid mainly to lawn, block paved driveway providing ample off the road vehicle hard standing with paved pathway.

To the rear there is an enclosed garden incorporating paved patio area, raised garden with mature shrubs and trees planted to the borders. Free standing garage and steps leading to the raised tiered garden.

Garage

Free standing brick built garage with up and over door, side access door and UPVC double glazed window to the side.

Council Tax

Gedling Borough Council Band C

Agents Notes: Additional Information

Council Tax Band: C

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

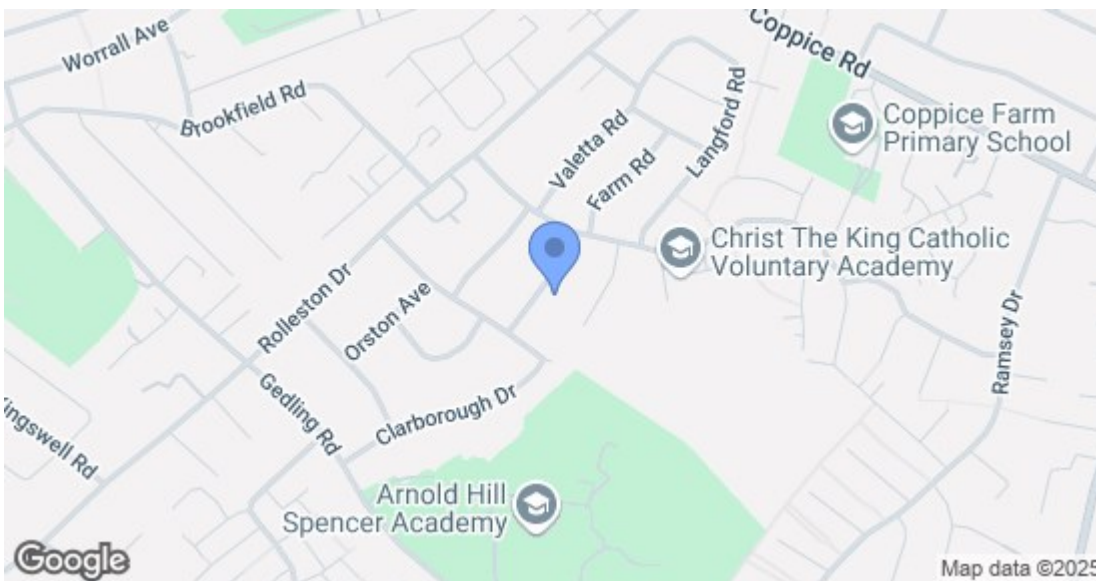
Flood Defences: No

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			82
(81-91) B			
(69-80) C			
(55-68) D		62	
(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.