

Duke Street  
Arnold, Nottingham NG5 6GP

**£225,000 Freehold**

A WELL PRESENTED TWO BEDROOM  
DETACHED BUNGALOW SITUATED IN  
ARNOLD, NOTTINGHAM.





Robert Ellis Estate Agents are delighted to offer to the market this well presented TWO BEDROOM DETACHED BUNGALOW situated in 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.

Upon entering the home you are welcomed in to the bright entrance hall which provides access to the living room and kitchen. The lounge has a large window to the front offering natural light, this also provides access to the inner hall way which offers access to the two bedrooms and bathroom.

Externally the property offers a driveway, garage and an enclosed rear garden.

**DO NOT MISS OUT ON THIS OPPORTUNITY, CALL US TODAY TO ARRANGE YOUR VIEWING!**



### Entrance Hallway

Wooden front entrance door to the side elevation leading to the entrance hallway. Wood effect vinyl flooring. Wall mounted radiator. Storage cupboard. Internal doors leading into to the kitchen and living room.

### Kitchen

7'7" x. 8'8" approx (2.32 x. 2.65 approx)

Double glazed window to the front elevation. Tiled flooring. A range of fitted wall, base and drawer units incorporating worksurfaces above. Sink with dual heat tap. Integrated electric oven. Four gas hob with a built-in cooker hood above.

### Living Room

10'10" x. 17'0" approx (3.32 x. 5.19 approx)

Double glazed window to the front elevation. Carpeted flooring. Two wall mounted radiators.

### Inner Hallway

Carpeted flooring. Loft access hatch. Internal doors leading to bedroom 1, 2 and bathroom.

### Bedroom 1

9'10" x 13'4" approx (3.01 x 4.08 approx)

Double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator.

### Bedroom 2

8'7" x 9'3" approx (2.64 x 2.82 approx)

Double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator.

### Bathroom

5'5" x 7'6" approx (1.67 x 2.30 approx)

Double glazed window to the side elevation. Tiled flooring. Tiled splashbacks. Wall mounted radiator. 3 piece suite comprising of a bath with dual heat tap and electric shower above, sink with dual heat tap and a WC.

### Brick-built Garage

17'7" x 8'3" approx (5.38 x 2.54 approx)

Wooden access doors to the front elevation. Power.

### Front of Property

To the front of the property there is a driveway providing

off the road parking, gated pathway leading to the front entrance, flowerbeds with fencing surrounding. Access to brick-built garage.

### Rear of Property

To the rear of the property there is an enclosed rear garden with a laid to lawn garden, hedging and fencing surrounding. Access to garden store.

### 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, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

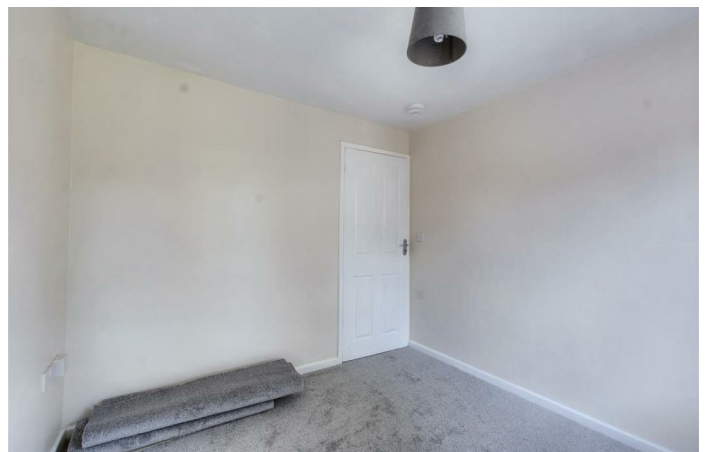
Flood Risk: No flooding in the past 5 years

Flood Defences: No

Non-Standard Construction: No

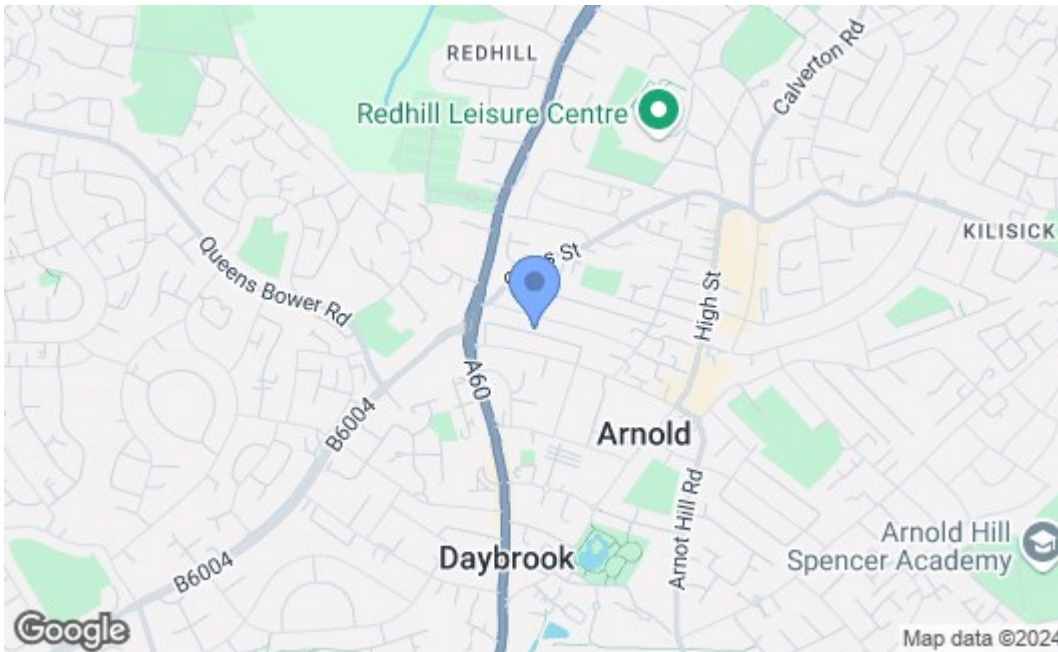
Any Legal Restrictions: No

Other Material Issues: No





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.