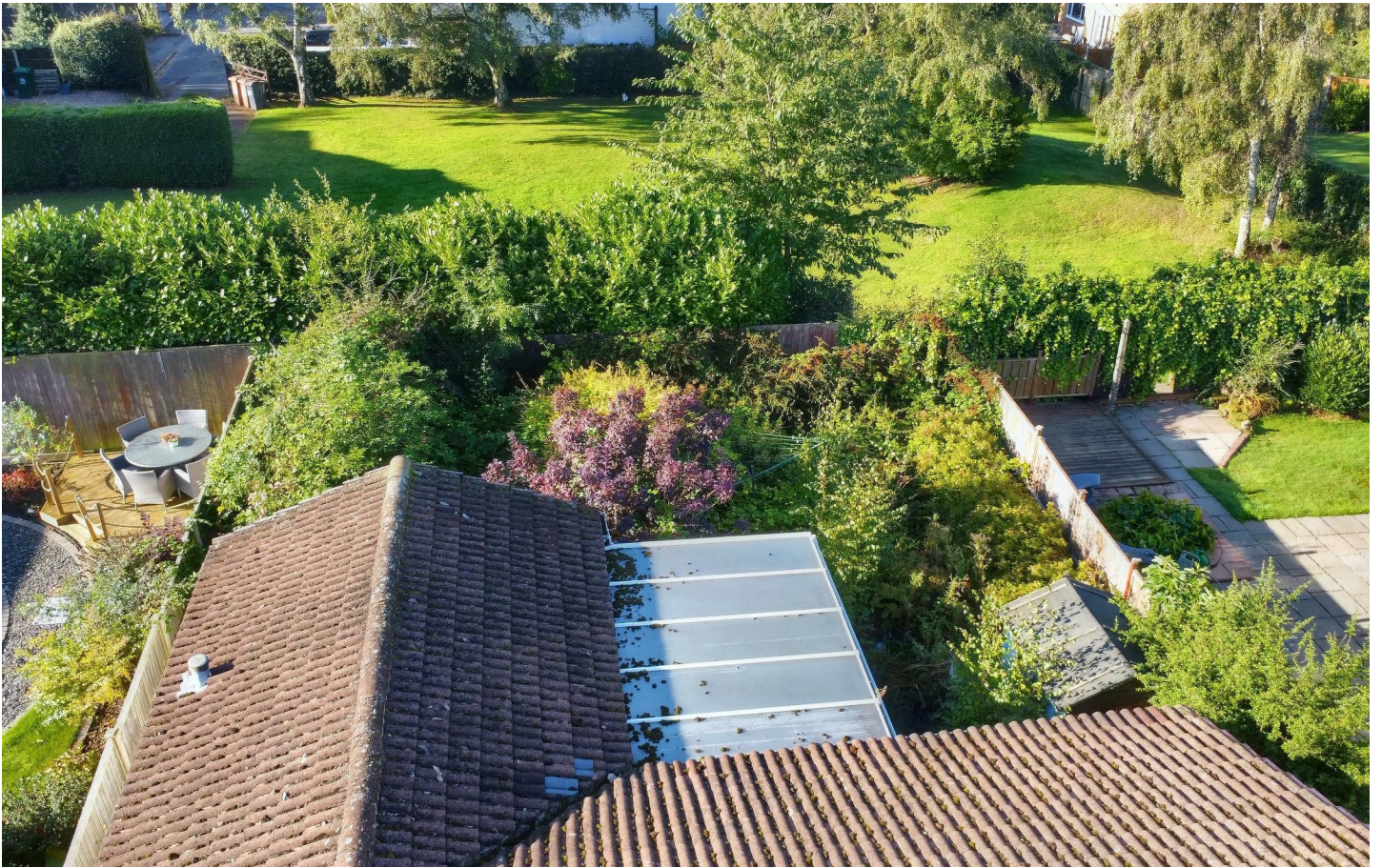




**Carradale Close  
Arnold, Nottingham NG5 8RJ**

**TWO BEDROOM DETACHED BUNGLOW  
SITUATED ON A CUL-DE-SAC LOCATION  
IN ARNOLD, NOTTINGHAM.**

**Offers Over £200,000 Freehold**



Robert Ellis is pleased to bring to the market this deceptively spacious two-bedroom detached bungalow, offered with no upward chain. Situated in a quiet cul-de-sac, it provides easy access to Arnold and Mapperley's amenities and frequent bus services.

The property features an entrance hall and porch with useful storage, leading to a spacious lounge with direct access to a conservatory. The kitchen, equipped with a range of units, offers the potential for modernisation and customisation. Two well-proportioned bedrooms are complemented by a shower room with a three-piece suite, which would benefit from some updating.

Externally, the enclosed rear garden includes a rear access door to the garage, while a driveway at the front provides off-road parking. In need of renovation throughout, this bungalow is perfect for those looking to add value and create their ideal home.

SELLING WITH THE BENEFIT OF NO UPWARD CHAIN.



### Entrance Porch

4'2 x 3'09 approx (1.27m x 1.14m approx)

Entrance door to the side elevation. Glazed windows to the front and side elevations. Storage cupboard with bifold door providing useful additional storage space. Internal glazed door leading through to entrance hallway.

### Entrance Hallway

Loft access hatch. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Built-in storage covered with shelving. Panel doors leading into the kitchen, lounge, bedroom 1, 2 and family bathroom.

### Lounge

16'04 x 12' approx (4.98m x 3.66m approx)

UPVC double glazed window to the rear elevation. Wall mounted double radiator. Ceiling light point. Coving to the ceiling. Feature decorative fireplace incorporating wooden mantle, brick hearth and surround. Internal double glazed doors leading through to the conservatory.

### Conservatory

9'2 x 13'05 approx (2.79m x 4.09m approx)

UPVC double glazed windows to the rear and side elevations. Wall mounted radiator. Brick built dwarf walls. Sliding double glazed doors leading through to the rear garden.

### Kitchen

6'10 x 9'1 approx (2.08m x 2.77m approx)

Double glazed window to the front elevation. Tiled splashbacks. Extractor fan. Ceiling light point. Coving to the ceiling. A range of matching wall and base units incorporating laminate worksurfaces above. Stainless steel sink with dual heat tap over. Space and point for a freestanding cooker. Space and plumbing for an automatic washing machine. Airing cupboard housing hot water cylinder.

### Bedroom 1

10'5" x 13'1" approx (3.2m x 4.0m approx)

UPVC double window to the rear elevation. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Built-in storage cupboard.

### Bedroom 2

10'9" x 6'10" approx (3.3m x 2.1m approx)

UPVC double window to the front elevation. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Built-in storage cupboard.

### Family Bathroom

7'03 x 5'06 approx (2.21m x 1.68m approx)

UPVC double glazed window to the side elevation. Linoleum flooring. Tiled walls. Wall mounted radiator. Ceiling light point. Coving to the ceiling. 3 piece suite comprising of a walk-in shower enclosure with mains fed shower above, pedestal hand basin and a low level flush WC

### Garage

Up and over door to front elevation. Light and power. Double glazed patio doors to rear elevation.

### Front of Property

To the front of the property there is a driveway providing off the road parking leading to the garage, a large garden with shrubbery and trees planted to the borders.

### Rear of Property

To the rear of the property there is an enclosed rear garden with a paved patio area, mature shrubbery and trees planted to the borders with fencing and hedging to the boundaries.

### 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

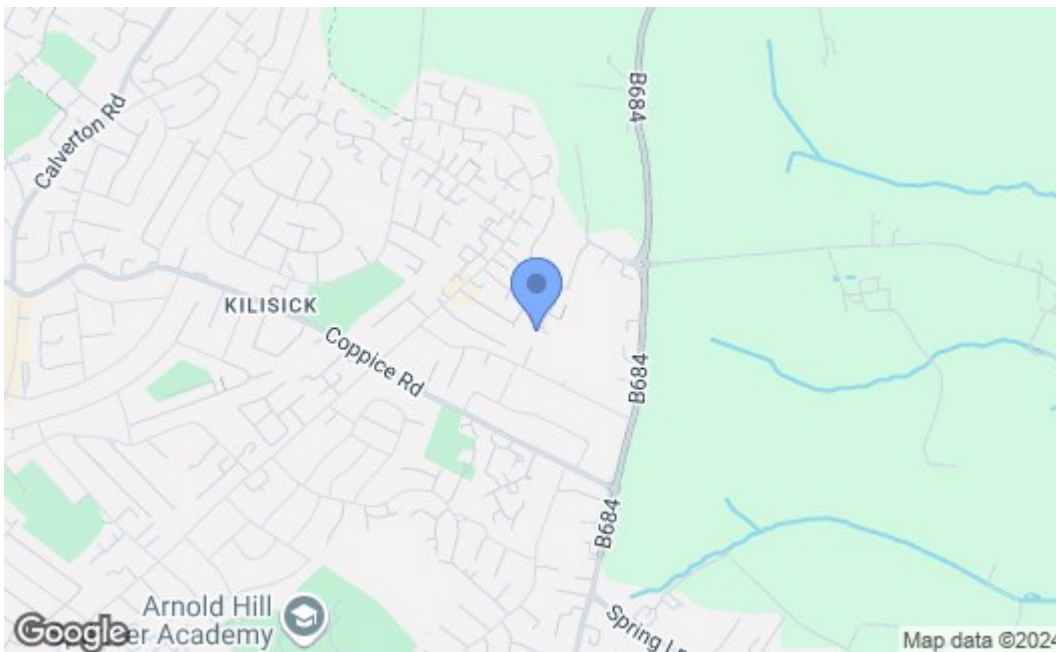
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



**Robert Ellis**  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(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.