



Lambeth Road  
Arnold, Nottingham NG5 9QH

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

**Guide Price £200,000 Freehold**



GUIDE PRICE £200,000 - £210,000

Robert Ellis Estate Agents are delighted to offer to the market this charming two-bedroom semi-detached house, ideally situated in a desirable neighbourhood. This property combines modern living with inviting outdoor space, making it perfect for families and entertaining.

Upon entering, you'll find a cosy lounge that provides a warm and welcoming atmosphere, perfect for relaxation or hosting guests. The heart of the home features an open-plan kitchen and dining area, designed for both functionality and style, with contemporary fittings and ample storage.

Upstairs, two well-proportioned bedrooms offer comfortable living spaces, filled with natural light, along with an upstairs bathroom with a modern 3 piece suite.

To the front of the property boasts a private driveway for off-street parking. To the rear there is a beautiful decked area ideal for alfresco dining or soaking up the sun. A charming summer house adds character, while the bar offers an inviting space for entertaining friends and family.

This home is located in a friendly community, close to local amenities, schools, and parks, ensuring all your daily needs are easily accessible. With its inviting interior and fantastic outdoor space, this two-bedroom semi-detached house is a wonderful opportunity for those seeking comfort and style. Don't miss the chance to make this delightful property your own!



### Entrance Porch

UPVC composite entrance door to the side elevation leading into the entrance porch. Double glazed window to the front elevation. Carpeted flooring. Built-in storage cupboard. Wooden entrance door leading into the lounge.

### Lounge

11'10" x 15'9" approx (3.62 x 4.81 approx)

Double glazed window to the front elevation. Wood effect laminate flooring. Wall mounted radiator. TV point. Internal doors leading into the kitchen diner and up to the first floor landing.

### Kitchen Diner

Double glazed French doors to the rear elevation. Double glazed windows to the rear elevation. Linoleum flooring. Wall mounted radiator. A range of wall, base and drawer units with worksurfaces above. Sink and drainer unit with a mixer tap. Double electric double oven with built-in extractor hood above. 5 ring gas hob. Space and point for a freestanding fridge freezer. Space and plumbing for a freestanding dishwasher. Space and plumbing for an automatic washing machine. Archway leading into the dining space. Internal door leading into the workshop space.

### Workshop

7'10" x 9'1" approx (2.39 x 2.78 approx)

Wooden door leading to the front elevation. Light & power.

### First Floor Landing

Carpeted flooring. Access to loft. Internal door leading into bedroom 1, 2 and family bathroom.

### Bedroom 1

7'6" x 11'10" approx (2.29 x 3.63 approx)

Double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Built-in wardrobes.

### Bedroom 2

8'10" x 9'8" approx (2.71 x 2.95 approx)

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

### Family Bathroom

4'5" x 8'7" approx (1.37 x 2.63 approx)

Double glazed window to the side elevation. UPVC cladding. Wall mounted heated towel rail. 3 piece suite comprising of a jacuzzi bath with mixer tap and mains-fed shower above, wall mounted vanity hand wash basin with a mixer tap and storage cupboards below and a WC. Built-in storage cupboard.

### Front of Property

To the front of the property there is a driveway providing off the road parking and steps leading to the front entrance door.

### Rear of Property

To the rear of the property there is an enclosed rear garden with a decked area with seating with fencing surrounding, a brick built BBQ area and access into the summer house.

### Summer House

7'7" x 14'0" approx (2.32 x 4.27 approx)

Single glazed windows. Laminate flooring. Light & power.

### 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 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

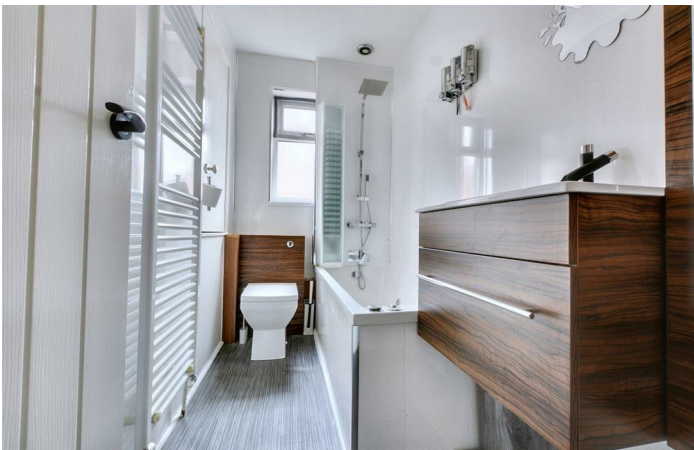
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

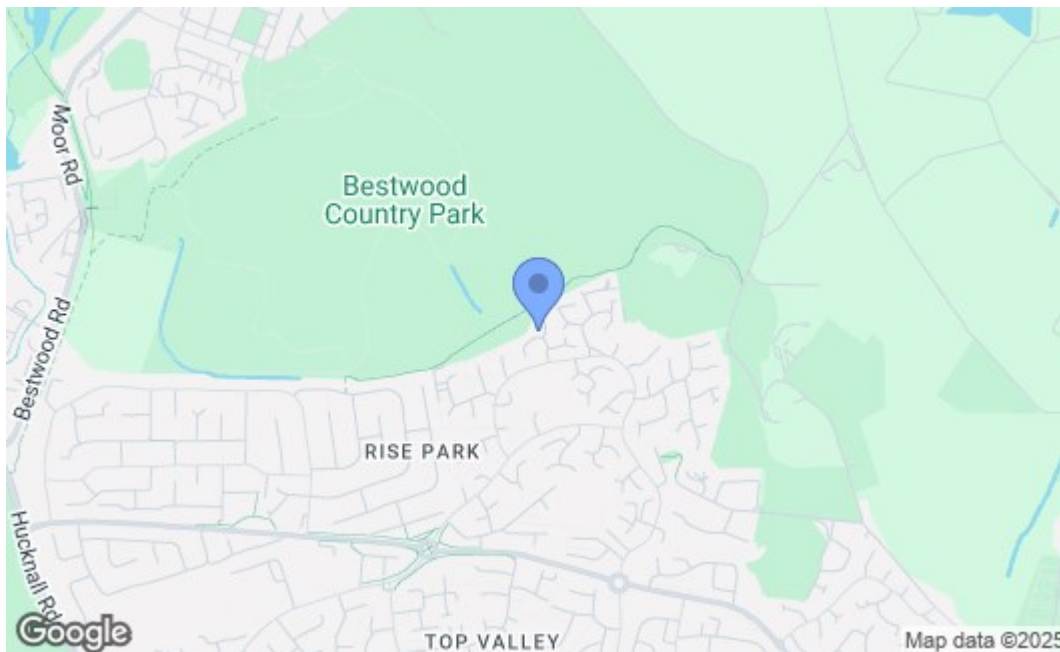
Other Material Issues: No

1011NM/HM





Robert Ellis  
ESTATE AGENTS



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.