



Wymondham Close  
Arnold, Nottingham NG5 6PQ

A TWO DOUBLE BEDROOM MID TOWN  
HOUSE SITUATED IN ARNOLD,  
NOTTINGHAM

**Asking Price £200,000 Freehold**



\*\*\*MUST VIEW – IDEAL LOCATION\*\*\*

Robert Ellis Estate Agents are delighted to present this two-bedroom mid-terrace townhouse, ideal for first-time buyers or investors.

Conveniently located within walking distance of Arnold Hill Academy, Christ The King Secondary School, and several primary schools, this property is perfect for families.

Upon entry, the entrance hallway leads to a bright living room with a large bay window, flowing into the kitchen-diner and conservatory/garden room overlooking an enclosed rear garden. Upstairs, there's a spacious double bedroom with a built-in wardrobe, a second bedroom, and a family bathroom with a three-piece suite.

Situated on a good-sized plot, the property offers a low-maintenance front garden, a landscaped rear garden with an Indian sandstone patio, and a detached brick-built garage.

Viewing is highly recommended to appreciate the size and fantastic location of this excellent opportunity—contact us to arrange your viewing today!



### Entrance Hallway

4'10 x 5'6 approx (1.47m x 1.68m approx)

UPVC entrance door to the front elevation leading into the entrance hallway, linoleum floor covering, wall mounted radiator, ceiling light point, meter cupboard housing wall mounted electrical consumer unit, gas and electric meter points with additional shelving for storage, staircase leading to the first floor landing, internal panel door leading through to lounge.

### Lounge

16'11 x 13'08 approx (5.16m x 4.17m approx)

UPVC double glazed sectional bay window to the front elevation, carpeted flooring, wall mounted radiators, ceiling light point, coving to the ceiling, feature fireplace incorporating wooden mantle, marble hearth and back panel, internal panel door leading through to the kitchen diner.

### Kitchen Diner

9'10 x 13'04 approx (3.00m x 4.06m approx)

Wooden single glazed windows to the rear elevation, laminate floor covering, wall mounted double radiator, tiled splashbacks, inset pelmet lighting, ceiling light points, a range of matching wall and base units incorporating laminate worksurfaces above, integrated oven with four ring gas hob and built in extractor hood over, 1.5 bowl sink with mixer tap above, internal glazed door leading through to the conservatory.

### Conservatory

4'9 x 13'06 approx (1.45m x 4.11m approx)

UPVC double glazed door to the rear elevation leading out to landscaped rear garden, UPVC double glazed windows to the rear elevation, laminate floor covering, wall light point, space and plumbing for an automatic washing machine, space and point for a freestanding dishwasher.

### First Floor Landing

Carpeted flooring, ceiling light point, loft access hatch, internal panel doors leading into bedroom 1, 2 and family bathroom.

### Bedroom 1

10'3 x 13'11 approx (3.12m x 4.24m approx)

UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator, ceiling light point, coving to the ceiling, built in wardrobes providing ample storage space and housing refitted gas central heating combination boiler providing hot water and central heating to the property.

### Bedroom 2

11'05 x 7'5 approx (3.48m x 2.26m approx)

UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator, ceiling light point, coving to the ceiling.

### Family Bathroom

8'3 x 5'7 approx (2.51m x 1.70m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, white 3 piece suite comprising of a panel bath with main fed shower above, pedestal hand wash basin and a low level flush WC.

### Garage

9'4 x 12'7 approx (2.84m x 3.84m approx)

Up and over door to the front elevation, window to rear, side access door, light and power.

### Front of Property

To the front of the property there is a low maintenance gravelled garden and pathway leading to the front entrance door.

### Rear of Property

To the rear of the property there is an enclosed landscaped garden featuring a large Indian sandstone patio area, raised low maintenance garden beds, fencing to the boundaries and access into the freestanding garage.

### 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

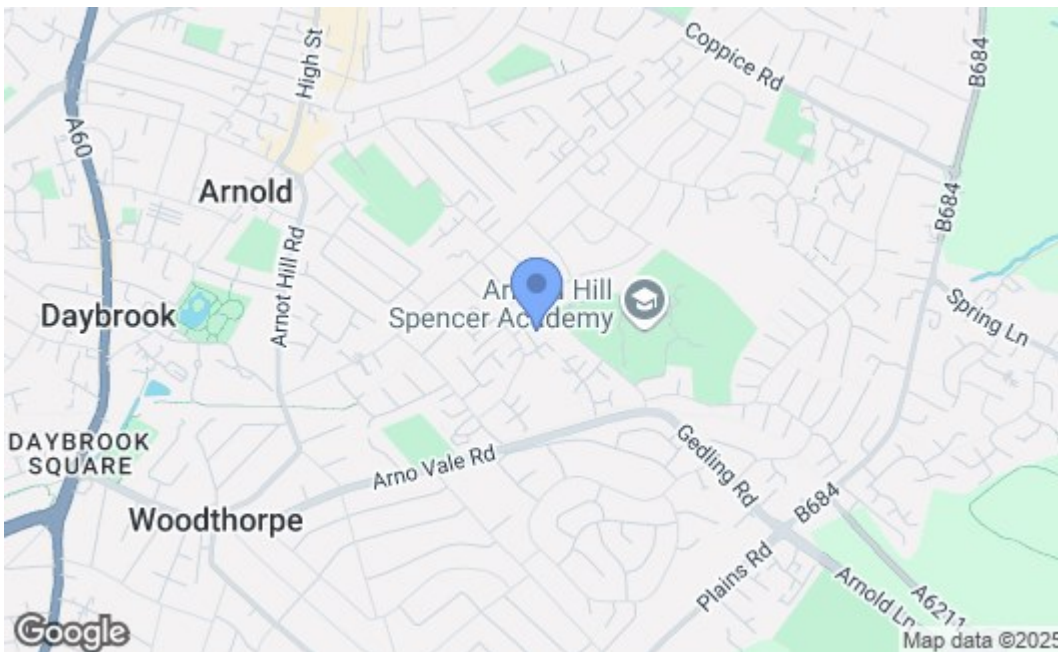
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No

I030NM/HM





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		74	
(69-80) C			
(55-68) D			
(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.