



Norbett Road  
Arnold, Nottingham NG5 8EB

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

**Guide Price £200,000 Freehold**





\*\* GUIDE PRICE £200,000 - £210,000 \*\*

\*\* IDEAL FIRST TIME BUY / INVESTMENT \*\*

Robert Ellis Estate Agents are proud to bring to the market this FANTASTIC TWO BEDROOM, SEMI DETACHED FAMILY HOME situated in ARNOLD, NOTTINGHAM.

The property is a stone's throw away from Nottingham City Hospital as well as 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. You have Redhill Academy and Richard Bonington Primary & Nursery within the area, making it ideal for families.

Upon entry, you are welcomed into the hallway which leads through to the lounge and kitchen diner. The kitchen diner offers fitted units and allows access to the enclosed rear garden, with patio and laid to lawn.

Stairs lead to landing, first double bedroom with sliding door wardrobes, second double bedroom with storage cupboard and family bathroom featuring a three piece suite.

The front of the home offers a low maintenance garden with driveway for at least one car, and gated access to the rear.

A viewing is a MUST for this great opportunity- Contact the office now to arrange your viewing!



### Entrance Hallway

3'10" x 6'7" approx (1.19 x 2.03 approx)

UPVC double glazed composite front entrance door to the front elevation. Laminate flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Carpeted staircase to First Floor Landing. Internal door leading into Lounge

### Lounge

12'2" x 11'0" approx (3.73 x 3.36 approx)

UPVC double glazed bay window to the front elevation. Carpeted flooring. Wall mounted double radiator. Ceiling light point. Coving to the ceiling. Internal door leading into Kitchen Diner

### Kitchen Diner

15'6" x 8'3" approx (4.74 x 2.53 approx)

UPVC double glazed composite door to the rear elevation leading to the enclosed rear garden. UPVC double glazed window to the rear elevation. Laminate flooring. Partially tiled walls. Wall mounted double radiator. Recessed spotlights to ceiling. Range of matching wall, base and drawer units incorporating worksurfaces over. Integrated Bush oven. 5 ring gas hob with extractor unit above. Stainless steel 1.5 bowl sink and drainer unit with dual heat tap above. Space and point for freestanding fridge freezer. Space and plumbing for automatic washing machine. Wall mounted boiler unit. Ample space for dining table

### First Floor Landing

7'11" x 7'1" approx (2.42 x 2.16 approx)

UPVC double glazed window to the side elevation. Carpeted flooring. Ceiling light point. Loft access hatch. Internal doors leading into Bedroom 1, 2 and Family Bathroom

### Bedroom 1

9'6" x 12'9" approx (2.90 x 3.90 approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Built-in fitted wardrobes with sliding mirrored doors

### Bedroom 2

9'4" x 7'10" approx (2.87 x 2.41 approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Built-in storage cupboard (0.77 x 0.60 m approx.)

### Family Bathroom

7'2" x 6'8" approx (2.20 x 2.04 approx)

UPVC double glazed opaque window to the rear elevation. Tiled flooring. Partially tiled walls. Wall mounted radiator. Ceiling light point. Modern 3 piece suite comprising of a P shaped bath with dual heat tap and handheld shower unit above, pedestal wash hand basin with dual heat tap and a low level flush WC

### Front of Property

To the front of the property there is a driveway providing off the road parking, a low maintenance front garden with shrubbery and trees, hedging and fencing surrounding and secure gated access to the rear.

### Rear of Property

To the rear of the property there is an enclosed rear garden with a large patio area with ample space for outdoor seating, leading to a laid to lawn area with space for a shed and fencing surrounding.

### Council Tax

Local Authority Gedling

Council Tax band B

### Agents Notes: Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 214mbps Ultrafast 1000mbps

Phone Signal – 02, EE

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defences – No

Non-Standard Construction – No

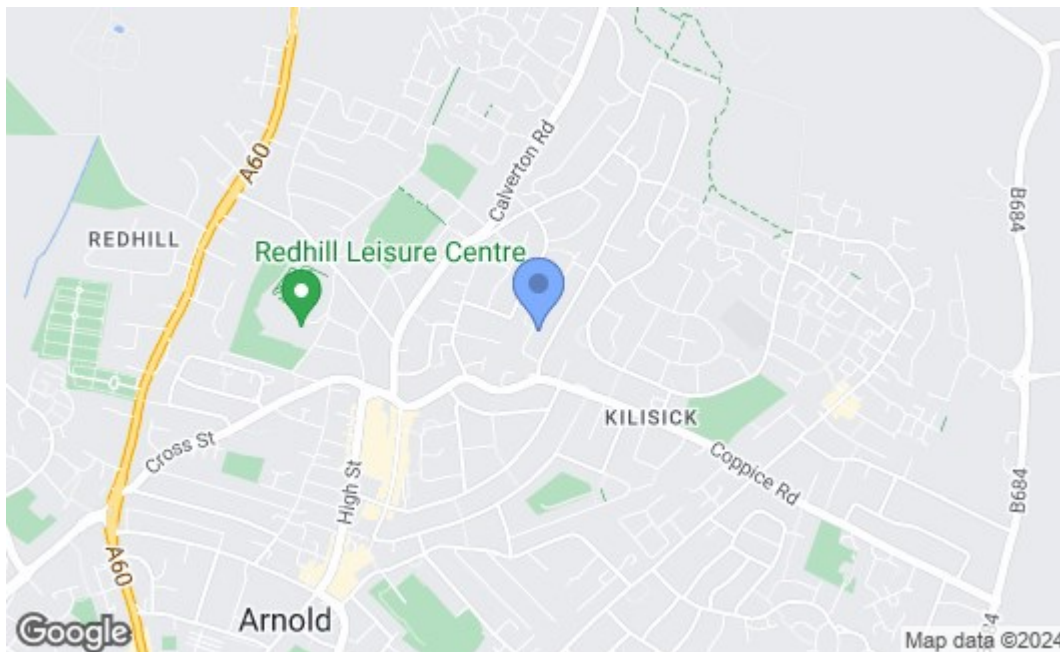
Any Legal Restrictions – No

Other Material Issues – No





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D		66	
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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.