

# HoldenCopley

PREPARE TO BE MOVED

Lambeth Road, Arnold, Nottinghamshire NG5 9QH

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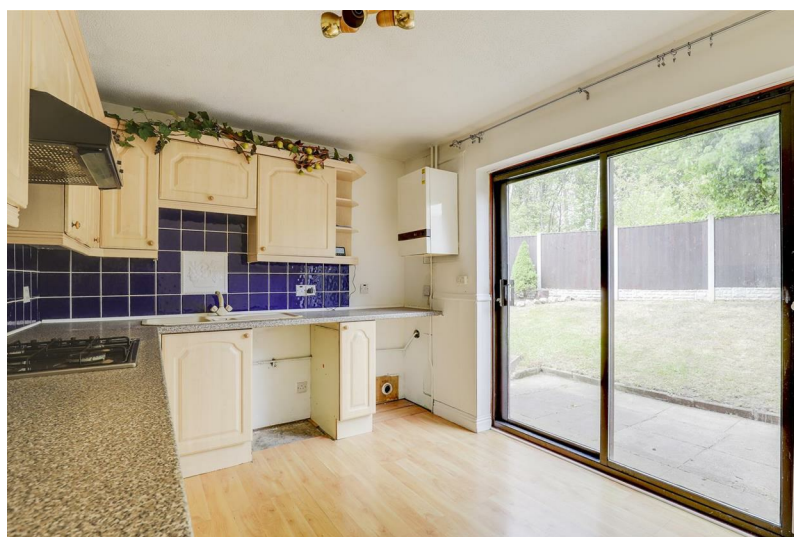
£175,000



NO UPWARD CHAIN...

This two bedroom semi detached house is well presented comes with no upward chain. Situated in the popular area of Warren Hill, closely located to amenities such as shops and transport links also having the added luxury of being a stones through away from Bestwood Country Park. Internally to the ground floor there is a spacious living room and a kitchen/diner. The first floor hosts two good sized bedrooms serviced by a three piece bathroom suite. Outside to the front there is a driveway providing off-road parking for multiple cars and a garden area with a lawn. To the rear is a private enclosed garden with a lawn and patio seating area perfect for summer!

MUST BE VIEWED





- Semi-Detached House
- Two Double Bedrooms
- Spacious Living Room
- Fitted Kitchen/Diner
- Three Piece Bathroom Suite
- Private Enclosed Garden
- Driveway
- No Upward Chain
- Popular Location
- Must Be Viewed

## GROUND FLOOR

### Living Room

15'10" x 11'10" (4.84 x 3.62)

The living room has wood-effect flooring and carpeted stairs, a radiator, TV point, feature fireplace with a hearth and mantelpiece, a UPVC double glazed window to the front elevation and a single composite door providing access into the accommodation.

### Kitchen/Diner

11'10" x 8'10" (3.62 x 2.70)

The kitchen/diner has a range of fitted base and wall units with worktops, a sink and a half with a drainer and mixer tap, an integrated oven with gas hob, space and plumbing for a washing machine and other appliances, wood effect flooring and partially tiled walls, and an extractor fan, a wall-mounted combi boiler and sliding patio doors providing access to the rear garden

## FIRST FLOOR

### Landing

The landing has wood effect flooring, a radiator, access to the first floor accommodation and access to the loft with courtesy lighting via a dropdown ladder.

### Master Bedroom

11'11" x 8'10" (3.65 x 2.71 )

The main bedroom has wooden flooring, a radiator and a UPVC double-glazed window to the rear elevation.

### Bedroom Two

11'10" x 7'6" (3.62 x 2.29)

The second bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the front elevation.

### Bathroom

8'8" x 4'6" (2.66 x 1.38)

The bathroom has a low level flush WC, a panelled bath with a shower fixture, a pedestal wash basin, a radiator, tiled walls, laminate wood-effect flooring, an in-built storage cupboard, and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

To the front of the property is a driveway providing off-road parking for multiple cars, courtesy lighting, lawn area with a path and a gate providing access to the rear garden.

### Rear

To the rear of the property is a private enclosed garden with a lawn, paved patio area and decorative plants and shrubs with fence panelling boundaries.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band B

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

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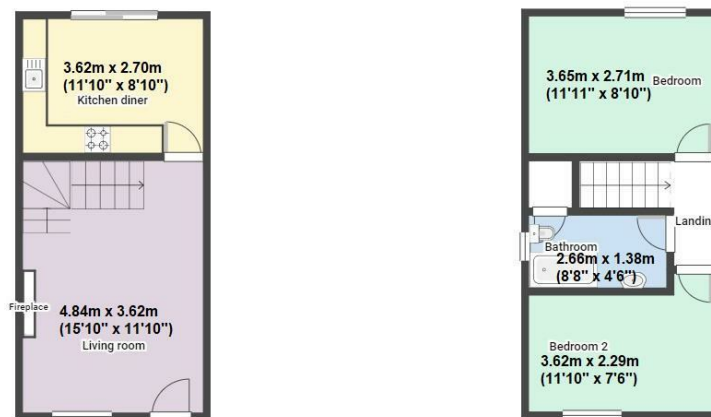
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.

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