



**Cranston Avenue  
Arnold, Nottingham NG5 8DP**

A TWO BEDROOM SEMI-DETACHED  
BUNGALOW SITUATED IN ARNOLD,  
NOTTINGHAM.

**Guide Price £230,000 Freehold**





Robert Ellis Estate Agents are delighted to offer to the market this TWO BEDROOM SEMI-DETACHED BUNGALOW situated in Arnold, Nottingham.

The property is a stone's throw away from 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 School, Arnold Mill School Pinewood Infant School & Killisick Junior within the area, making it ideal for families.

In brief the property comprises of; entrance hall way, lounge/diner, two bedrooms and a bathroom. Externally the property benefits from having a driveway for multiple cars, garage and an enclosed rear garden.

An early viewing is highly recommended to appreciate the accommodation on offer!



### Entrance Porch

Composite entrance door to the side elevation. Access into hallway.

### Entrance Hallway

Wall mounted radiator. Loft access hatch. Access into rooms.

### Lounge Diner

13'11" x 12'11" approx (4.25 x 3.94 approx)

Double glazed windows to the front and side elevation. Wall mounted radiator. Feature gas fireplace with tiled hearth and surround.

### Kitchen

10'2" x 8'8" approx (3.12 x 2.66 approx)

Double glazed windows to the side and rear elevation. Double glazed door to the rear elevation. Wood effect laminate flooring. Tiled splash backs. Wall mounted radiator. Range of wall base and drawer units incorporating work surfaces over. Sink and drainer unit with dual heat tap. 4 ring gas hob with extractor unit above. Integrated electric fan oven. Space and plumbing for a washing machine

### Bedroom 1

11'3" x 10'5" approx (3.44 x 3.19 approx)

Double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Built-in wardrobes. Storage cupboard housing combination boiler.

### Bedroom 2

10'8" x 7'10" approx (3.27 x 2.41 approx)

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

### Family Bathroom

Double glazed window to the rear elevation. Wood effect laminate flooring. Tiled splash backs. Wall mounted radiator. 3 piece suite comprising a shower enclosure with a mains fed shower above, hand wash basin with hot and cold taps and a WC

### Garage

8'11" x 20'7" approx (2.73 x 6.28 approx)

Roller shutter door. Single glazed windows to the side and rear elevations. 2.73 Max by. 6.28 Max.

### Front of Property

To the front of the property there is a block paved driveway providing off the road parking, a pebbled front garden with a range of shrubbery and plants, access into the garage and fencing surrounding.

### Rear of Property

To the rear of the property there is an enclosed rear garden with a decked area, steps leading down to a mature garden, water tap and fencing surrounding.

### 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

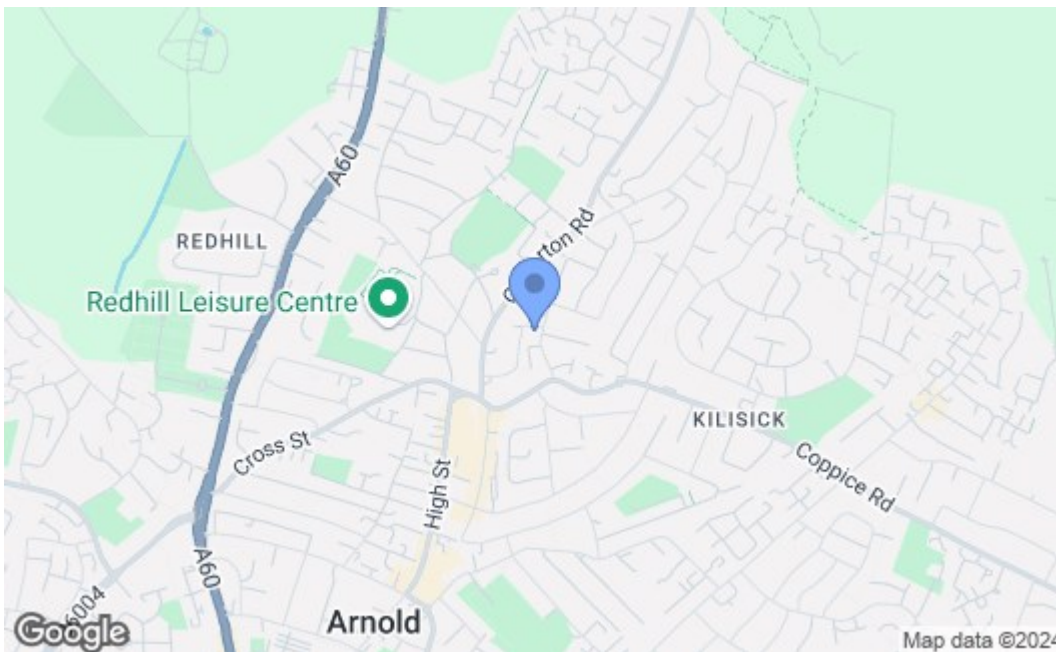
Any Legal Restrictions: No

Other Material Issues: No

898MR/HM







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		65	
(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.