



**Valetta Road
Arnold, Nottingham NG5 7JW**

**A TWO-BEDROOM SEMI-DETACHED
BUNGALOW IN THE HEART OF ARNOLD.
NOTTINGHAM.**

Asking Price £215,000 Freehold



Robert Ellis Estate Agents are delighted to present to the market this well-maintained and spacious two-bedroom semi-detached bungalow, located close to Arnold town center. This fantastic bungalow offers the perfect opportunity for those looking to downsize from a larger property without compromising on location or living space.

Positioned in a sought-after residential area, the property is ideally situated for access to a wide range of local shops, supermarkets, cafes and restaurants, with excellent public transport links into Mapperley, Nottingham City Centre, and surrounding towns and villages.

The accommodation comprises an inviting entrance hallway, a light-filled lounge with feature double glazed bay window, a kitchen with fitted wall and base units and a refitted Baxi gas central heating boiler, a garden room offering a flexible second reception space. There are two well-proportioned bedrooms and a stylish three-piece shower room.

Externally, the property enjoys a low-maintenance front garden, off-street parking via a driveway, and a detached garage. To the rear, the landscaped garden features an artificial lawn and two raised decked seating areas, creating an ideal low-upkeep outdoor space to enjoy throughout the year.

This property is an ideal choice for anyone seeking to downsize locally while remaining close to the heart of Arnold and all it has to offer. The single-storey layout, low-maintenance plot, and no upward chain make this a rare and desirable find.

Viewing is highly recommended – contact the office today to arrange your appointment.



Entrance Hallway

9' x 3'11" approx (2.74m x 1.19m approx)

UPVC double glazed door to the side, wall mounted radiator, wall light points, coat hooks, linoleum flooring with matting entrance door, panelled doors to:

Living Room

16'4" x 9'11" approx (4.98m x 3.02m approx)

UPVC double glazed sectional bay window to the front, wall mounted radiator, ceiling light point, coving to the ceiling, ceiling rose, laminate flooring, modern electric wall mounted feature fireplace.

Shower Room

5'11" x 6'3" approx (1.80m x 1.91m approx)

A modern white three piece suite comprising of a pedestal wash hand basin, low flush w.c., quadrant shower enclosure incorporating a rainwater shower head above, tiled splashbacks, tiling to the floor, chrome heated towel rail, ceiling light point with built-in extractor, loft access hatch, UPVC double glazed window to the side.

Bedroom 1

10'2" x 13' approx (3.10m x 3.96m approx)

UPVC double glazed window to the rear, wall mounted radiator, ceiling light point, built-in wardrobes providing ample storage space.

Bedroom 2

8'2" x 8'11" approx (2.49m x 2.72m approx)

UPVC double glazed window to the front, wall mounted radiator, ceiling light point, built-in wardrobes with sliding door along with additional built-in drawers, extractor fan and ceiling light point.

Kitchen

9' x 9'1" approx (2.74m x 2.77m approx)

With a range of modern wall and base units with work surfaces over, ceramic sink with swan neck mixer tap, space and point for a free standing cooker, space and plumbing for an automatic washing machine, ceiling light point, tiled splashbacks, UPVC double glazed window to the side, linoleum flooring, space and point for a free standing fridge freezer, Baxi combination boiler housed within a matching cupboard, pantry providing useful additional storage and

housing electrical consumer unit, electric meter and shelving for further storage. Glazed door to:

Garden Room

6'11" x 18'1" approx (2.11m x 5.51m approx)

UPVC double glazed French doors to the enclosed low maintenance landscaped rear garden, additional UPVC double glazed windows to the side and rear, UPVC double glazed leaded door providing access to the driveway, ceiling light point, wall mounted radiator providing year round use and linoleum flooring.

Outside

There is a paved area to the front and side elevations leading to the garage, low maintenance gravelled garden with flower beds, fencing and wall to the boundary, pathway to the front entrance door.

To the rear there is an enclosed, low maintenance landscaped garden incorporating two separate decked areas, artificial lawn, fencing to the boundaries and mature shrubs and trees planted to the borders.

Garage

16' x 8'8" approx (4.88m x 2.64m approx)

With door to the front, side access door, windows to the side and rear, power and light.

Council Tax

Gedling Borough Council Band B

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 13mbps Superfast 80mbps

Ultrafast 1800mbps

Phone Signal – EE, O2, Vodafone, Three

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

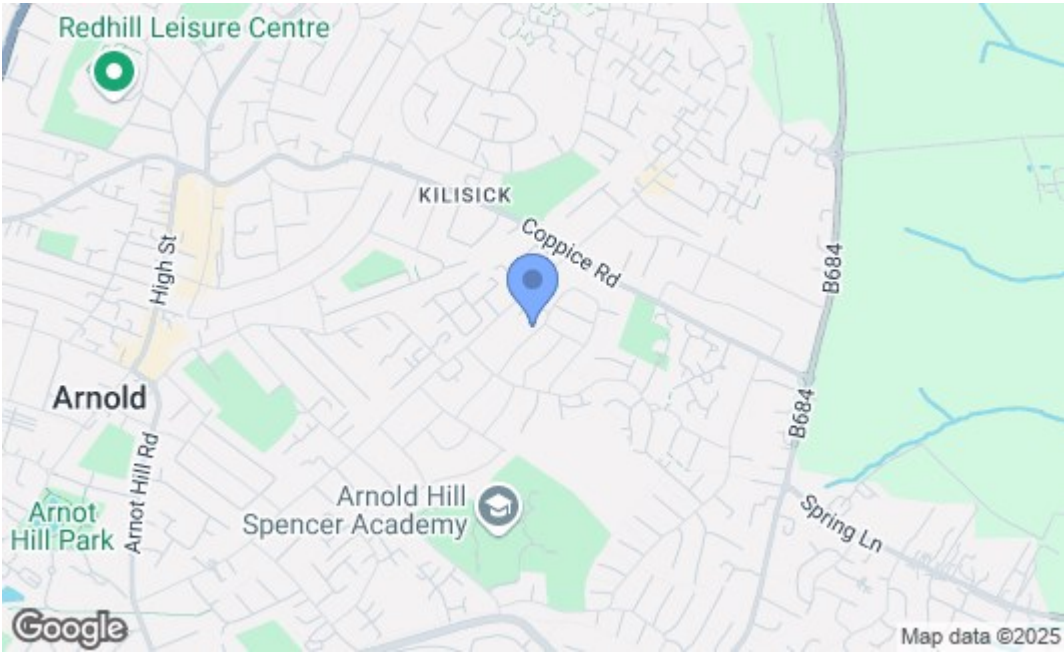
Non-Standard Construction – No

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.