



Stockdale Close  
Arnold, Nottingham NG5 9QB

**£170,000 Freehold**

A FANTASTIC TWO BEDROOM MID  
TERRACE FAMILY HOME SITUATED IN  
ARNOLD, NOTTINGHAM.



**\*\* IDEAL FIRST TIME BUY \*\* POPULAR LOCATION \*\***

Robert Ellis Estate Agents are delighted to bring to the market this FANTASTIC TWO BEDROOM, MID TERRACE home within reach of Arnold town centre, local shops, schools, transport links and open green spaces.

Upon entry, you are welcomed into the hallway which leads into the fitted kitchen and open plan lounge diner with sliding doors to the enclosed, low maintenance rear garden. The garden features decked area and laid to lawn.

Stairs lead to landing, first double bedroom, second double bedroom and family bathroom featuring a three piece suite.

The property also benefits from an allocated parking space, making it the ideal home for any young couple or professionals.

A viewing is HIGHLY RECOMMENDED to appreciate the SIZE and LOCATION of this opportunity- Please contact the office on 0115 648 5485!



### Entrance Hallway

UPVC entrance door to the front elevation, UPVC double glazed window to the front elevation, staircase leading to the first floor landing, wall mounted radiator, useful additional understairs storage space, alarm system, laminate flooring, archway leading through to the kitchen, door leading through to the lounge.

### Kitchen

10'64 x 5'46 approx (3.05m x 1.52m approx)  
UPVC double glazed window to the front elevation, wall mounted radiator, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, electric oven with four ring electric hob over and extractor hood above, space and plumbing for a washing machine, space and plumbing for a dishwasher, space and point for a fridge freezer.

### Lounge

12'32 x 11'47 approx (3.66m x 3.35m approx)  
Wall mounted radiator, coving to the ceiling, wall light points, TV point, double glazed tilt and turn door leading to the rear garden, electric fire, laminate flooring.

### First Floor Landing

Carpeted flooring, access to the loft with ladder, doors leading off to:

### Loft

Loft ladder and part boarded.

### Bedroom One

11'46 x 8'61 approx (3.35m x 2.44m approx)  
Laminate flooring, wall mounted radiator, TV point, UPVC double glazed window to the rear elevation, fitted wardrobe.

### Bedroom Two

8'26 x 8'83 approx (2.44m x 2.44m approx)  
Laminate flooring, wall mounted radiator, airing cupboard, built-in storage cupboard housing the boiler, two UPVC double glazed windows to the front elevation, fitted wardrobe.

### Bathroom

5'80 x 5'37 approx (1.52m x 1.52m approx)  
Laminate flooring, tiled splashbacks, wall mounted radiator, WC, handwash basin with separate hot and cold taps, panelled bath with electric shower over and shower screen, extractor fan.

### Front of Property

To the front of the property there is a gravelled front garden with paved pathway leading to the front entrance door, external lighting.

### Rear of Property

To the rear of the property there is an enclosed rear garden with fencing to the boundaries incorporating raised deck with artificial lawn, steps leading down to lawned area, garden shed, external lighting.

### Parking

The property has an allocated parking space.

### Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 2mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

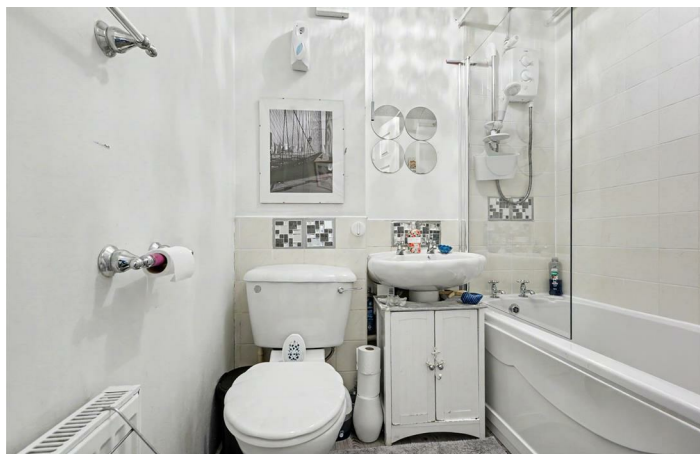
Flood Risk: No flooding in the past 5 years

Flood Defences: No

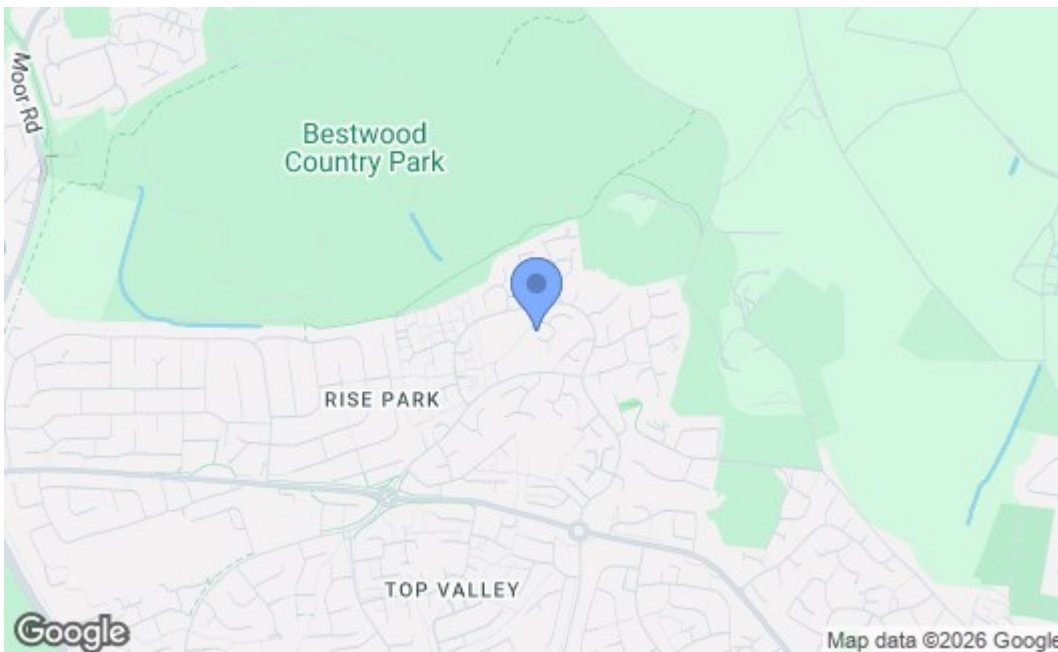
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



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		67	80
(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.