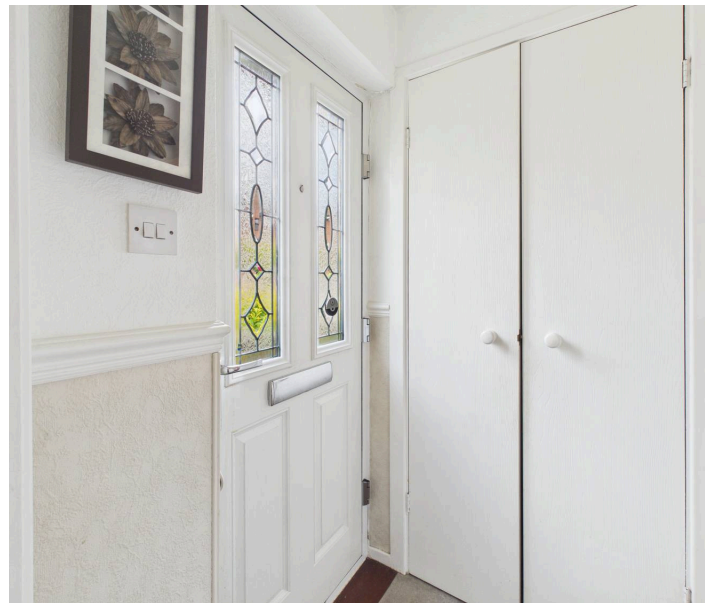




52 Lambeth Road, Arnold – NG5 9QH

Guide Price **£175,000**



52 Lambeth Road

Arnold, Nottingham

NO CHAIN! Well-presented semi-detached two-bed bungalow close to amenities & bus routes featuring a spacious bay-fronted lounge, fitted kitchen, good-sized south-facing rear garden & gated driveway!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Well-presented semi-detached bungalow offered to the market with no chain
- Convenient cul-de-sac setting close to amenities and bus services
- Ideal property for downsizers and buyers simply seeking single-storey living
- Spacious bay-fronted lounge with feature fireplace
- Well-equipped fitted kitchen with a range of base and wall units
- Bright and airy rear aspect main bedroom with built-in wardrobes
- Flexible second bedroom (currently used as a dining room) with patio doors
- Fully tiled shower room with a three-piece suite and electric shower
- Good-sized south-facing rear garden with lawn, established planting and a block paved patio area
- Gated block-paved side driveway providing off-street parking





Kitchen
3.61 x 1.82 m
11'10" x 5'11"

Shower Room
1.88 x 1.76 m
6'1" x 5'9"

**Entrance
Hallway**

**Bedroom Two/
Dining Room**
2.18 x 2.76 m
7'1" x 9'0"

**Inner
Hallway**

Lounge
4.66 x 3.47 m
15'3" x 11'4"

**Bedroom
One**
3.64 x 2.51 m
11'11" x 8'2"

Approximate total area⁽¹⁾
46.7 m²
503 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.