



St. Albans Road,
Arnold, Nottingham
NG5 6GS

£190,000 Freehold



Robert Ellis Estate Agents are delighted to offer to the market this two-bedroom semi-detached bungalow, situated on St. Albans Road in Arnold. Offering well-proportioned accommodation, a generous rear garden and a detached garage, the property would make a great choice for a range of buyers looking for single-storey living.

The accommodation begins with a fitted kitchen featuring a range of wall and base units, work surfaces, an integrated electric oven with gas hob, plumbing for a washing machine and space for a fridge freezer. From here, access leads into the spacious lounge, measuring approximately 18'6 in length and benefiting from a front-facing window and feature electric fire.

An inner hallway provides access to two bedrooms, with the main bedroom benefiting from built-in wardrobes and has Positive Input Ventilation Unit fitted. Completing the accommodation is the bathroom, fitted with a three-piece suite including a bath with an electric shower over, alongside useful storage.

Outside, the property benefits from a shared driveway providing access towards the rear, where there is a detached garage with double doors. The generous rear garden is mainly laid to lawn and provides plenty of space for buyers to enjoy or make their own. There is also the added benefit of an integral outside store.

Located in Arnold, the property is conveniently positioned for a range of local shops, amenities and everyday facilities, making this a fantastic opportunity for those looking for a bungalow in a popular residential location.



Kitchen

7'5 x 9'4 approx (2.26m x 2.84m approx)

UPVC door giving access to the kitchen, double glazed window to the front, tiled splashbacks, tiled floor, combi boiler, range of wall, base and drawer units with work surfaces over incorporating a double sink and drainer with mixer tap, plumbing for a washing machine, space for a fridge freezer, four ring gas burner with cooker hood above and electric oven below.

Lounge

18'6 x 10'5 approx (5.64m x 3.18m approx)

Laminate flooring, electric fire with tiled hearth and surround, radiator, double glazed window to the front and door to:

Inner Hall

Laminate flooring, radiator, Positive Input Ventilation (PIV) unit, doors to two bedrooms and bathroom.

Bedroom 1

9'5 x 11'2 approx (2.87m x 3.40m approx)

Double glazed window to the rear, radiator, carpeted flooring, built-in wardrobes.

Bedroom 2

8'5 x 11'2 approx (2.57m x 3.40m approx)

Double glazed window to the rear, radiator, carpeted flooring.

Bathroom

Airing/storage cupboard, tiled floor and splashbacks, radiator, double glazed window to the side, low flush w.c., wash hand basin with hot and cold taps, bath with hot and cold taps and electric shower.

Outside

To the front there is a shared driveway leading to the rear, there is a garden surrounded by fence and wall boundaries.

To the rear there is a lawned garden.

Outside Store

Integral store.

Garage

Detached garage with double doors to the front.

Council Tax

Nottingham Council Band A

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 17mbps Superfast 80mbps

Ultrafast 1800mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

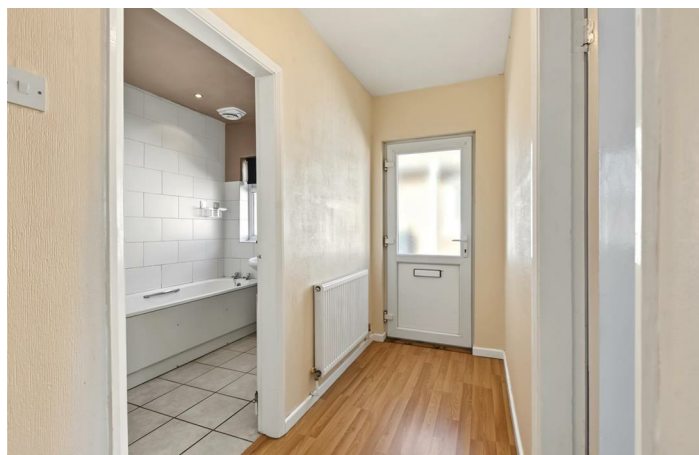
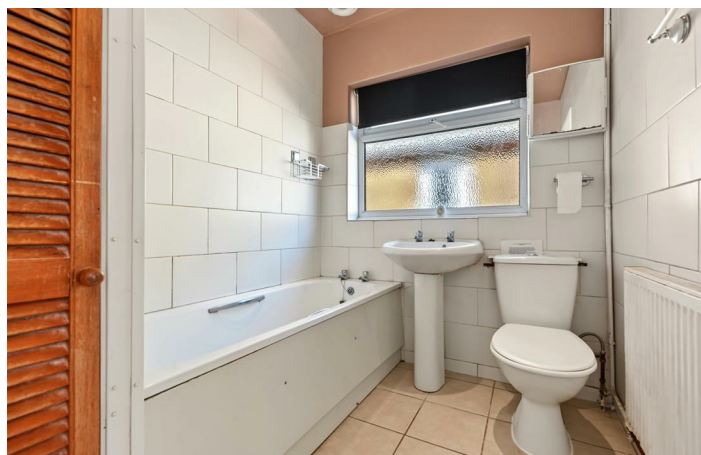
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





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.