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**need2view**  
property services  
Sales & Lettings

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**NO  
CHAIN**

**5 LAMBETH ROAD  
ARNOLD  
NOTTINGHAM  
NG5 9QH**



**£130,000**

**VIEWING**

By appointment through the selling agent on (01623) 422000  
16 Albert Street, Mansfield, Nottingham, NG18 1EB.

**TENURE**

Freehold

- Semi-Detached Bungalow
- Two Bedrooms
- Corner Plot
- Garage & Driveway
- Popular Location
- Close to Local Amenities

## **5 LAMBETH ROAD, ARNOLD**

### **DIRECTIONS**

From our office in Mansfield, continue as Albert Street turns to the right and becomes White Hart Street, then Church Street and finally Church Side. Turn right onto Midworth Street and then left back onto Albert Street. Continue straight on at the traffic lights onto Nottingham Road (A60) and follow the A60 for ten miles. Turn right onto Oxclose Lane and the right again onto Queens Bower Road. Go straight over at the roundabout onto Bestwood Park Drive and at the next roundabout take the third exit onto Bewcastle Road. Lambeth Road is the seventh turning on the right.

**This two-bedroom semi-detached bungalow situated on a desirable corner plot is perfect for those looking to downsize. Close to public transport links, local amenities and Bestwood Country Park, the property is for sale with no onward chain.**

To the front of the property there is a garden laid to lawn with borders stocked with established plants. A gate provides access to the side garden and steps lead up to the front entrance door.

Front entrance door into:

### **ENTRANCE LOBBY**

With a useful storage cupboard, ceiling light point and telephone point.

Doorway to:

### **KITCHEN**

**12'x 6'** Fitted with a range of wall and base units with matching roll top work surfaces and tiled splashbacks. With ceiling spotlights, power points and a double glazed window to the side.



## 5 LAMBETH ROAD, ARNOLD

Doorway to:

### LOUNGE

**11'6" x 15'6"** The spacious lounge has a feature electric fire, double glazed window to the front, wall light points, ceiling light point and ceiling coving.



Doorway to:

### INNER LOBBY

With an airing cupboard and access to the insulated loft which has a drop down ladder and is part boarded.

Doorway to:

### BEDROOM ONE

**11'6" x 8'2" (excl. fitted wardrobes)** With fitted wardrobes, double glazed window to the rear and an electric heater.



**5 LAMBETH ROAD, ARNOLD**

Doorway to:

**BEDROOM TWO**

9' x 7'6" With double glazed window to the rear and an electric heater.



Doorway to:

**BATHROOM**

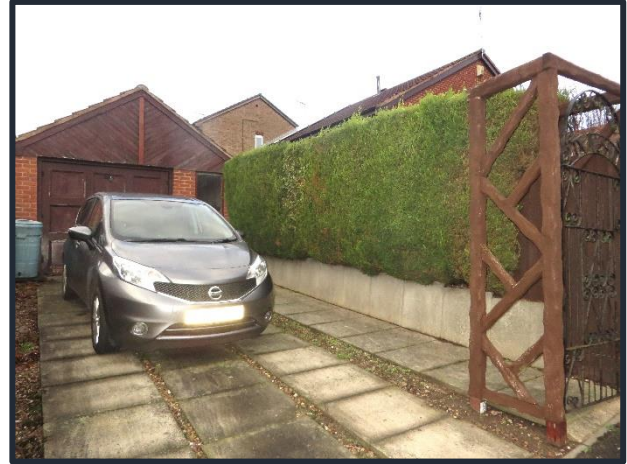
Fitted with a three-piece suite comprising a corner shower enclosure, pedestal wash hand basin and close coupled W.C.



## **5 LAMBETH ROAD, ARNOLD**

### **OUTSIDE**

Situated on a corner plot, the property has gardens to the front, side and rear with lawned and patio areas. Off street parking is provided by a driveway and large garage.



### **ADDITIONAL INFORMATION**

**Local Council – Gedling Borough Council**

**Council Tax Band – B**

**Stamp Duty on Asking Price – £100.00 (this will change if you are a first time buyer or you already own another property)**

## **5 LAMBETH ROAD, ARNOLD**

### **AGENTS NOTES**

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

### **MORTGAGE ADVICE**

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole market place.

They can select the best and most appropriate mortgage tailored to suit each individual purchasers needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge\* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

\* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

### **THINKING OF SELLING**

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

### **THINKING OF RENTING**

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in depth credit checks, enquiries and referencing to insure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and *manage* the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our clients behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our clients investment.