

HoldenCopley

PREPARE TO BE MOVED

St. Albans Road, Arnold, Nottinghamshire NG5 6GS

Guide Price £215,000

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Guide Price: £215,000 - £240,000...

NO UPWARD CHAIN...

This detached bungalow would make the ideal purchase for anyone looking to downsize without compromising on the space, the property also benefits from being sold to the market with no upward chain! Situated in a popular location just a stones throw away from Arnold High Street, hosting a wide range of shops, eateries and excellent transport links into the City Centre. The accommodation comprises of an entrance hall, a spacious living room with space for a dining table, a fitted kitchen and two good-sized bedrooms which are serviced by a three-piece bathroom suite. To the front of the property is a lawn, a range of plants and shrubs and a shared driveway providing access to the garage which is to the rear of the property along with a private enclosed garden with a lawn and a stone paved area.

MUST BE VIEWED





- Detached Bungalow
- Two Good-Sized Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Private Enclosed Garden
- Garage & Shared Driveway
- No Upward Chain
- Popular Location
- Must Be Viewed





ACCOMMODATION

Entrance Hall

12'4" x 4'0" (3.77 x 1.22)

The entrance hall has carpeted flooring, a radiator, coving to the ceiling and a single door providing access into the accommodation

Living Room

22'10" x 10'10" (6.98m x 3.32m)

The living room has carpeted flooring, a feature fireplace with a decorative surround, space for a dining table, a radiator, coving to the ceiling and two UPVC double glazed windows to the front and side elevations

Kitchen

9'0" x 7'11" (2.76m x 2.42m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer and a swan neck mixer tap, an integrated oven, an integrated gas hob, an extractor hood, an integrated fridge freezer, space and plumbing for a washing machine, a breakfast bar, a radiator, tiled splashback, vinyl flooring, a UPVC double glazed window to the front elevation and a single door providing access to the driveway

Master Bedroom

11'1" x 9'10" (3.39m x 3.02m)

The master bedroom has carpeted flooring, a radiator and a UPVC double glazed window to the rear elevation

Bedroom Two

11'1" x 8'11" (3.39m x 2.73m)

The second bedroom has carpeted flooring, a fitted wardrobe and storage unit, a radiator and a UPVC double glazed window to the rear elevation

Bathroom

7'11" x 6'9" (2.42m x 2.07m)

The bathroom has a low-level flush W/C, a pedestal wash basin, a panelled bath with an electric shower fixture, an in-built storage cupboard, a radiator, vinyl flooring, tiled walls and a UPVC double glazed obscure window to the side elevation

OUTSIDE

Front

To the front of the property is a lawn, a range of plants and shrubs and a shared driveway providing access to the garage which is to the rear of the property

Rear

To the rear of the property is a private enclosed garden with a stone paved area, a garage providing off-road parking, a greenhouse, a lawn, a range of mature plants and shrubs and panelled fencing

DISCLAIMER

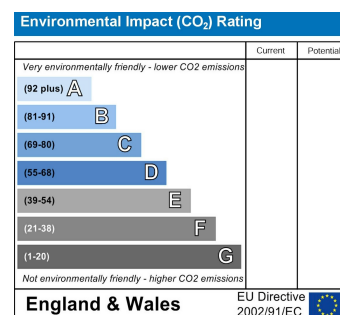
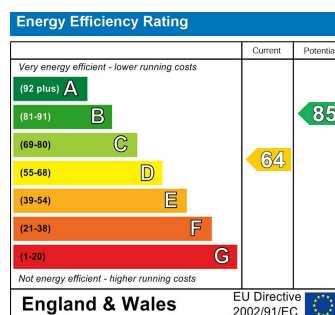
Council Tax Band Rating - Gedling Borough Council - Band A
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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