

HoldenCopley

PREPARE TO BE MOVED

Church Street, Arnold, Nottinghamshire NG5 8FD

Guide Price £275,000

GUIDE PRICE £275,000 - £295,000

NO UPWARD CHAIN...

This three bedroom detached bungalow is being sold to the market with no upward chain and offers plenty of potential throughout, allowing the new buyers to add their own stamp on the property! This property is situated in a popular location close to the various local amenities Arnold has to offer as well as being within close proximity to the City Hospital, excellent schools and Nottingham City Centre. The accommodation comprises of an entrance hall, a spacious living room, a dining room, a kitchen, a conservatory and three bedrooms which are serviced by a three-piece bathroom suite. Outside to the front of the property is a large driveway with access to the garage providing ample off-road parking and to the rear is a private enclosed wrap around garden.

MUST BE VIEWED



- Detached Bungalow
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Conservatory
- Three-Piece Bathroom Suite
- Private Enclosed Wrap Around Garden
- Large Driveway & Garage
- No Upward Chain
- Popular Location

ACCOMMODATION

Entrance Hall

11'3" x 8'7" (3.44 x 2.63)

Living Room

18'1" x 13'10" (5.52 x 4.23)

Dining Room

7'3" x 6'11" (2.23 x 2.13)

Kitchen

10'6" x 7'1" (3.22 x 2.18)

Conservatory

18'4" x 7'0" (5.61 x 2.14)

Master Bedroom

10'6" x 10'5" (3.22 x 3.19)

Bedroom Two

10'7" x 8'5" (3.23 x 2.57)

Bedroom Three

9'11" x 7'5" (3.04 x 2.27)

Shower Room

6'9" x 6'3" (2.08 x 1.93)

OUTSIDE

Front

To the front of the property is a large paved driveway providing access to the garage providing ample off-road parking, courtesy lighting and a range of plants and shrubs

Rear

To the rear of the property is a private enclosed wrap-around garden with a stone paved patio area, a well-maintained lawn, a range of plants and shrubs, a shed and panelled fencing

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band C

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

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.

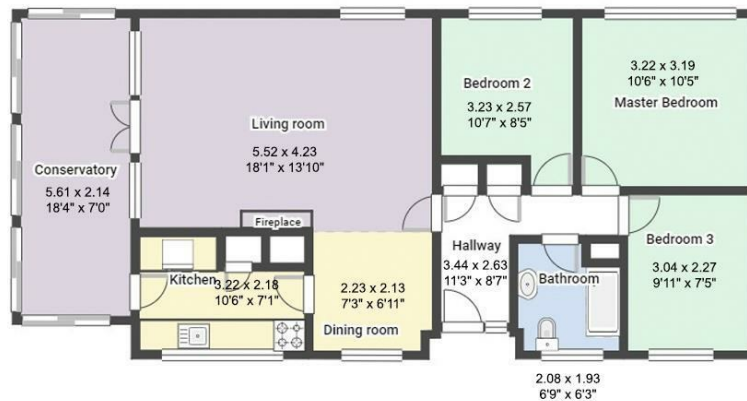
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	



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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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