

HoldenCopley

PREPARE TO BE MOVED

Gilbert Boulevard, Arnold, Nottingham NG5 7NA

Guide Price £230,000 - £240,000

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NO UPWARD CHAIN...

Discover the allure of this three-bedroom mid-terraced house enjoying the advantage of no upward chain. Recently adorned with fresh decor and a recently installed boiler. Situated in a popular location, this residence offers seamless access to Arnold Town Centre, the popular Gedling Country Park, schools, and excellent commuting links, ensuring both convenience and community charm. On the ground floor, an array of functional spaces awaits, including a utility room, a double bedroom and a ground floor W/C, providing practical amenities for daily living. The added bonus of garage access enhances the home's versatility. Ascending to the upper level reveals a spacious living room, perfect for relaxation, and a well-appointed fitted kitchen diner boasting space for a dining table and chairs. This level effortlessly combines comfort with functionality, offering an ideal setting for both daily routines and entertaining guests. Venture to the top level, where two double bedrooms await. The master bedroom boasts exclusive access to an en-suite, adding a touch of luxury to your private retreat. Completing this floor is a three-piece bathroom suite, designed for the practicality of your daily routines. The front of the property welcomes you with a driveway, providing convenient off-road parking and access to the integral garage. An arrangement of plants and shrubs enhances the curb appeal, creating a welcoming entrance. Meanwhile, the rear garden has a lawn and a patio seating area.

MUST BE VIEWED





- Mid-Terraced House
- Three Bedrooms
- Spacious Reception Room
- Modern Kitchen Diner
- Utility Room & W/C
- En-Suite & Family Bathroom
- Driveway & Integral Garage
- No Upward Chain
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

6'7" x 21'0" (2.02m x 6.42m)

The entrance hall has laminate wood-effect flooring, carpeted stairs, a radiator, an in-built storage cupboard, access to the garage and a single composite door providing access into the accommodation.

W/C

3'1" x 5'8" (0.96m x 1.73m)

This space has a low level dual flush W/C, a pedestal wash basin, a tiled splashback, an extractor fan and vinyl flooring.

Utility Room

5'5" x 6'7" (1.66m x 2.02m)

The utility room has fitted base units with rolled-edge worktops, a stainless steel sink with a drainer and a mixer tap, space and plumbing for a washing machine, partially tiled walls, tiled flooring, a radiator, an extractor fan, a UPVC double-glazed window to the rear elevation and single door providing access to the rear garden.

Bedroom Three

9'3" x 9'2" (2.84m x 2.81m)

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

FIRST FLOOR

Landing

6'4" x 14'2" (1.95m x 4.34m)

The landing has carpeted flooring, a radiator, a UPVC double-glazed window to the front elevation and access to the first floor accommodation.

Living Room

11'6" x 16'1" (3.53m x 4.92m)

The living room has laminate wood-effect flooring, two radiators and a UPVC double-glazed windows to the front elevation.

Kitchen Diner

14'8" x 9'5" (4.49m x 2.88m)

The kitchen diner has a range of fitted base and wall units with rolled-edge worktops, an integrated oven, an integrated gas hob, an integrated dishwasher, partially tiled walls, a radiator, recessed spotlights, tiled flooring, space for a dining table and chairs and a UPVC double-glazed window to the front elevation.

SECOND FLOOR

Landing

The landing has carpeted flooring, an in-built storage cupboard that houses a recently fitted boiler and access to the second floor accommodation.

Master Bedroom

10'11" x 12'6" (3.35m x 3.82m)

The main bedroom has carpeted flooring, a radiator, two in-built fitted wardrobes, a Velux window and a UPVC double-glazed window to the front elevation.

En-Suite

4'9" x 9'2" (1.45m x 2.81m)

The en-suite has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with a shower fixture, a wall-mounted electric shaving point, a radiator, a tiled splashback, recessed spotlights, tiled flooring and an extractor fan.

Bedroom Two

9'2" x 10'6" (2.80m x 3.21m)

The second bedroom has carpeted flooring, a radiator, access to the loft and UPVC double-glazed window to the rear elevation.

Bathroom

5'6" x 6'7" (1.69m x 2.01m)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath, a wall-mounted electric shaving point, partially tiled walls, a radiator, tiled flooring, an extractor fan, recessed spotlights and a Velux window.

OUTSIDE

Front

The front of the property has a block-paved driveway providing off-road parking, access to the garage, courtesy lighting and a range of plants and shrubs.

Garage

9'5" x 17'0" (2.88m x 5.19m)

The garage has courtesy lighting, a power supply, ample storage space and an up-and-over door.

Rear

The rear of the property has an enclosed garden with a lawn, a patio area, courtesy lighting and fence panelling.

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

Service Charge in the year marketing commenced (£PA): £205.25

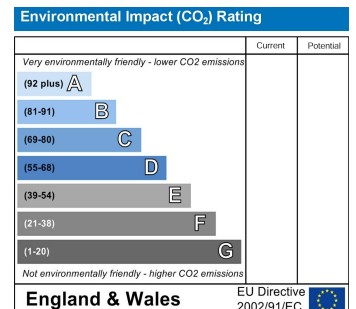
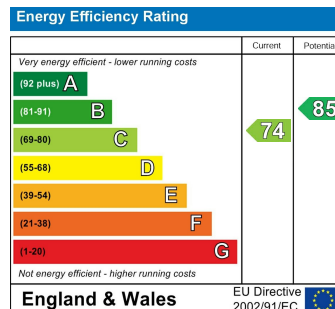
The information regarding the service charge has been obtained from the vendor. HoldenCopley has checked the most recent statement for service charges.

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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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.

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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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