

HoldenCopley

PREPARE TO BE MOVED

Acton Road, Arnold, Nottinghamshire NG5 7AD

Guide Price £250,000

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GUIDE PRICE £250,000 - £275,0000

NO UPWARD CHAIN...

Nestled in a popular area within close proximity to local amenities, including shops, eateries, schools, and excellent transport links to Nottingham City Centre, this detached property stands as an ideal residence for families or couples. Welcoming you through the porch, the ground floor features a living room, fitted kitchen, dining room, hallway, study with sliding patio doors opening out to the rear garden, and a convenient three-piece bathroom suite. Additionally, one of the bedrooms is located on this floor. Ascending the stairs leads to two more bedrooms. Outside, the front presents a driveway with access to the garage at the rear of the property. The rear garden is enclosed with a lawn, paved access to the garage, all enclosed by a hedged boundary.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Study
- Three-Piece Bathroom Suite
- Driveway & Garage
- Enclosed Rear Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Porch

9'11" x 5'4" (3.03m x 1.63m)

The porch has carpeted flooring, an in-built base cupboard, a radiator, full-height UPVC double glazed windows to the front elevation, and a single UPVC door providing access into the accommodation.

Kitchen

9'10" x 10'7" (3.02m x 3.23m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and drainer, space and plumbing for a washing machine, space for a freestanding cooker, a radiator, partially tiled walls, carpeted flooring, a UPVC double glazed window to the side elevation, and a single UPVC door providing access to the garden.

Dining Room

12'9" x 7'8" (3.89m x 2.36m)

The dining room has a UPVC double glazed window to the rear elevation, a radiator, coving to the ceiling, a wall-mounted fire, and carpeted flooring.

Living Room

12'10" x 12'9" (3.93m x 3.90m)

The living room has two UPVC double glazed windows to the front and side elevation, a radiator, a feature fireplace with a decorative mantelpiece with a marble hearth, and carpeted flooring.

Bathroom

6'4" x 10'0" (1.95m x 3.06m)

The bathroom has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted shower fixture, a radiator, an in-built cupboard, floor-to-ceiling tiling, and tiled flooring.

Bedroom One

13'1" x 9'11" (4.00m x 3.04m)

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

Hall

6'0" x 12'8" (1.85m x 3.88m)

The hall has carpeted flooring, a radiator, an in-built cupboard, and provides access to the ground floor accommodation.

Study

9'7" x 7'4" (2.93m x 2.24m)

The study has UPVC double glazed sliding patio doors, a radiator, and carpeted flooring.

FIRST FLOOR

Landing

The landing has carpeted flooring, two in-built cupboards, and access to the first floor accommodation.

Bedroom Two

10'0" x 15'4" (3.06m x 4.69m)

The second bedroom has a UPVC double glazed window to the front elevation, and carpeted flooring.

Bedroom Three

10'0" x 10'0" (3.05m x 3.06m)

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

OUTSIDE

Front

To the front of the property has a small lawn, courtesy lighting, and gated access to the rear of the property.

Rear

To the rear of the property is an enclosed garden with access to the garage, a lawn, and a hedged boundary.

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band D

This information was obtained through the direct gov 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.

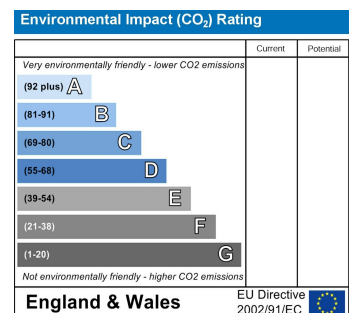
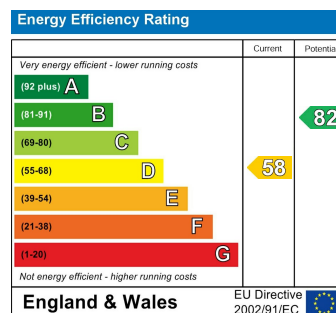
The vendor has advised the following:

Property Tenure is Freehold

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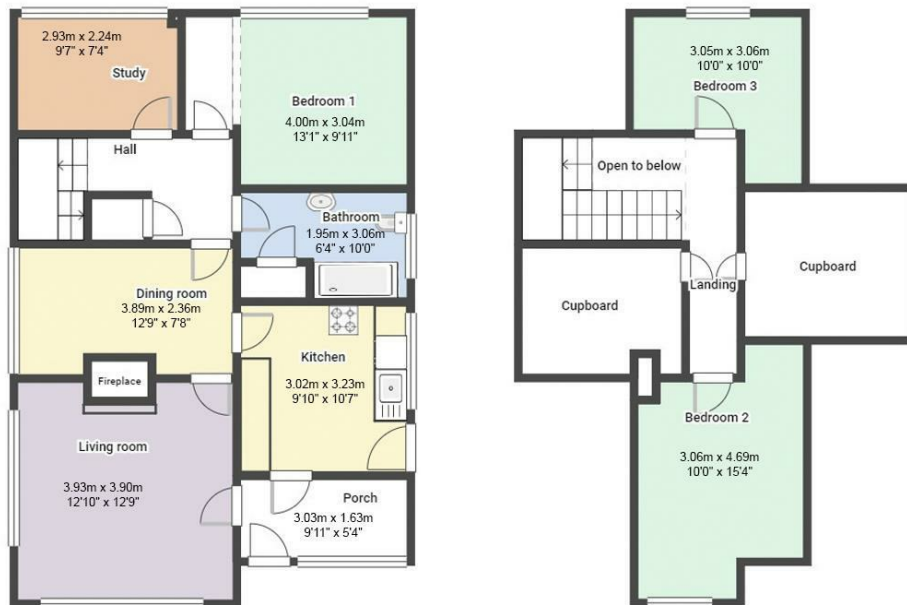
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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