

# HoldenCopley

PREPARE TO BE MOVED

Brookfield Gardens, Arnold, Nottinghamshire NG5 7EW

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**Guide Price £160,000 - £180,000**

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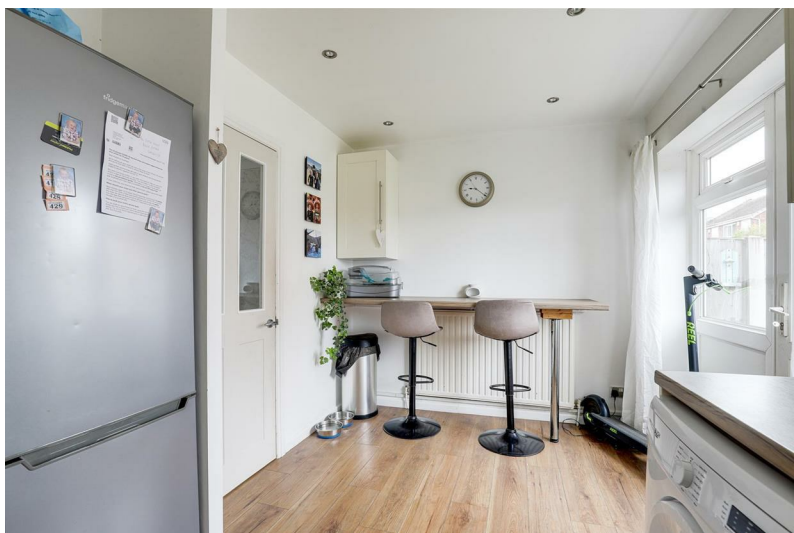


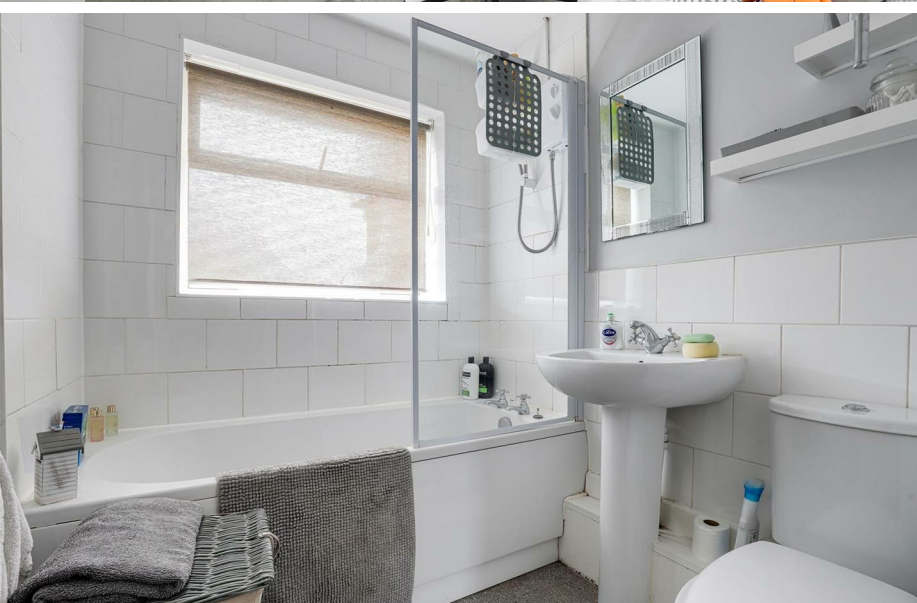
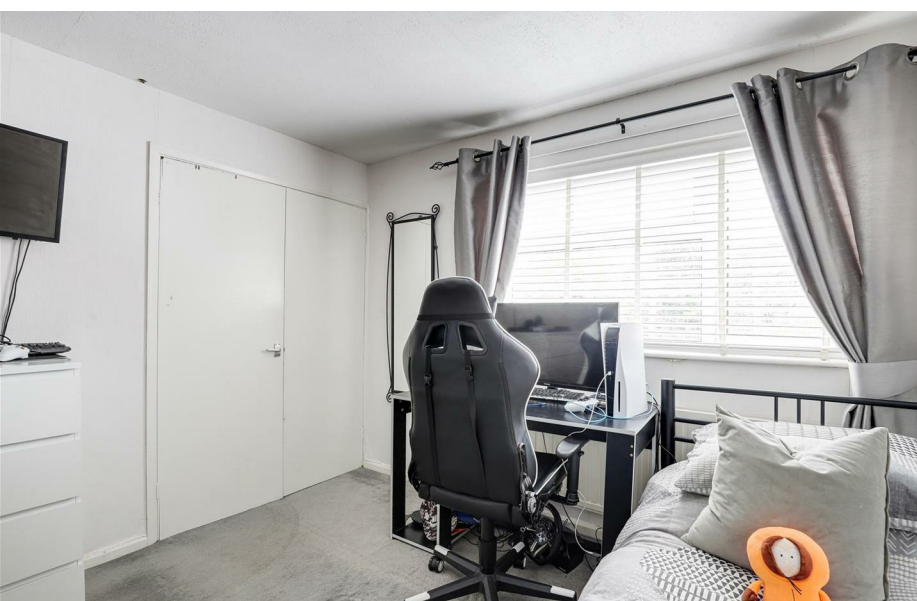
GUIDE PRICE: £160,000 - £170,000

THE PERFECT STARTER HOME...

This two bedroom mid-terraced house is situated in a highly popular location, just a stone's throw away from the various local amenities Arnold has to offer as well as shops, eateries and easy access into the City Centre. This property would be the perfect home for any first time buyer or an investor alike. To the ground floor is a spacious living room and a breakfast kitchen diner. The first floor offers two double bedrooms serviced by a three-piece bathroom suite. Outside to the rear is a low maintenance garden along with access to a separate garage.

NO CHAIN





- Mid-Terraced House
- Two Double Bedrooms
- Spacious Living Room
- Breakfast Kitchen
- Three-Piece Bathroom Suite
- Low Maintenance Rear Garden
- Garage
- Popular Location
- Close To Local Amenities
- Must Be Viewed





## GROUND FLOOR

### Living Room

15'9" x 13'4" (4.81 x 4.08)

The living room has a UPVC double glazed window to the front elevation, carpeted flooring, a TV point, two radiators and a single UPVC door providing access into the accommodation

### Kitchen

13'4" x 8'8" (4.07 x 2.65)

The kitchen has a range of fitted base and wall units with rolled edge worktops and a breakfast bar, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven with a gas hob and extractor fan, space and plumbing for a washing machine, space for a fridge freezer, tiled splashback, a radiator, wood-effect flooring, recessed spotlights, UPVC double glazed windows to the rear elevation and a single UPVC door to access the rear garden

## FIRST FLOOR

### Landing

The landing has carpeted flooring, an in-built cupboard, access to the loft and provides access to the first floor accommodation

### Master Bedroom

13'4" x 10'4" (4.07 x 3.17)

The main bedroom has a UPVC double glazed window to the front elevation, carpeted flooring, a radiator and an in-built wardrobe

### Bedroom Two

11'1" x 7'6" (3.40 x 2.29)

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

### Bathroom

7'3" x 5'6" (2.21 x 1.70)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture and a shower screen, partially tiled walls, carpeted flooring and a UPVC double glazed obscure window to the rear elevation

## OUTSIDE

To the rear of the property is an enclosed low maintenance garden with a decked seating area, an artificial lawn, a further decking area with shelter, outdoor lighting, an outdoor tap, fence panelling and gated access

### Garage

The garage is situated in a separate block

## DISCLAIMER

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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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**0115 8969 800**

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

[info@holdencopley.co.uk](mailto:info@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

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