

# HoldenCopley

PREPARE TO BE MOVED

Rosebank Drive, Arnold, Nottinghamshire NG5 8RB

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Guide Price £180,000

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GUIDE PRICE £180,000 - £190,000

LOCATION, LOCATION, LOCATION...

Just a stone's throw away from Arnold town centre, this mid-terrace house offers the epitome of convenience and comfort. Boasting an enviable location with an abundance of amenities including shops, eateries, and schools within easy reach, as well as excellent transport links into Nottingham City Centre, this property presents an ideal opportunity for a variety of buyers. As you step through the entrance hall into the living room providing the perfect setting for relaxation or entertaining guests. The well-appointed fitted kitchen offers seamless access to the rear garden, making outdoor dining a breeze. Ascending the stairs, you'll find two inviting bedrooms and a three-piece bathroom suite, ensuring comfort and privacy for all. Outside, the front of the property features a lawn, courtesy lighting, and convenient on-street parking. Meanwhile, the rear garden beckons with its decking patio seating area, a lawn, and a gravelled area, all enclosed by fence panelled boundaries for privacy and security, with gated access.

MUST BE VIEWED







- Mid-Terraced House
- Two Bedrooms
- Living Room
- Fitted kitchen
- Three-Piece Bathroom Suite
- Well-Presented Throughout
- Enclosed Rear Garden
- Popular Location
- Close To Local Amenities
- Must Be Viewed











## GROUND FLOOR

### Entrance Hall

5'7" x 4'6" (1.72 x 1.38)

The entrance hall has tiled flooring, carpeted flooring, a radiator, an in-built cupboard, and a UPVC door providing access into the accommodation.

### Living room

18'2" x 13'5" (5.55 x 4.09)

The living room has a UPVC double glazed bay window to the front elevation, a TV point, coving to the ceiling, a radiator, carpeted and vinyl flooring.

### Kitchen

13'4" x 8'2" (4.08 x 2.50)

The kitchen has a arrange of fitted base and wall units with worktops, a composite sink with a swan neck mixer tap and drainer, integrated oven, gas ring hob and extractor fan, an integrated fridge freezer, an integrated washing machine, space for a tumble dryer, space for a dining table, a radiator, tiled splashback, tiled flooring, two UPVC double glazed window to the rear elevation, and a single door providing access to the rear garden.

## FIRST FLOOR

### Landing

6'8" x 3'1" (2.05 x 0.95)

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

### Master Bedroom

13'11" x 10'3" (4.26 x 3.13)

The main bedroom has a UPVC double glazed bow window to the front elevation, a radiator, fitted wardrobes, recessed spotlights, and carpeted flooring.

### 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, and carpeted flooring.

### Bathroom

8'0" x 8'0" (2.46 x 2.46)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a vanity-style wash basin, a panelled bath with a wall-mounted shower fixture with a rainfall shower head and a handheld shower head with a shower screen, a chrome heated towel rail, recessed spotlights, floor-to-ceiling tiling, and tiled flooring.

## OUTSIDE

### Front

To the front of the property is a lawn, courtesy lighting, and on-street parking.

### Rear

To the rear of the property is an enclosed garden with a decking patio seating area, a lawn area, a gravelled area, fence panelled boundary, and gated access.

## DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band B  
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.

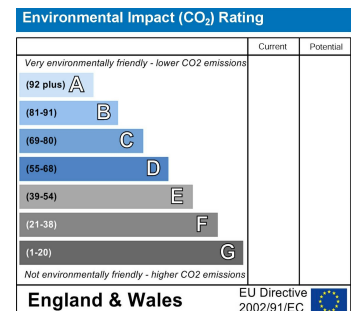
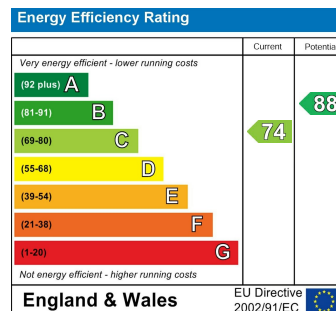
The vendor has advised the following:

Property Tenure is Freehold

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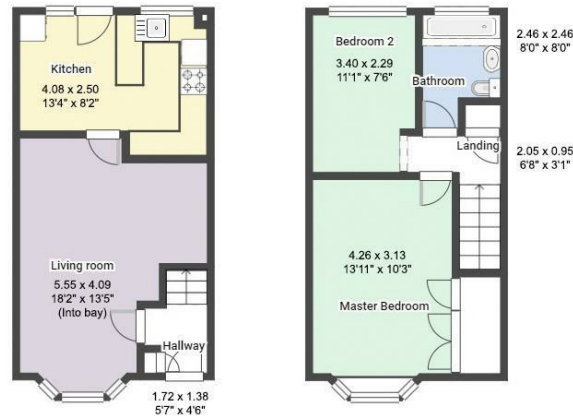
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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.

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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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