

HoldenCopley

PREPARE TO BE MOVED

Orchard Grove, Arnold, Nottinghamshire NG5 6FU

Guide Price £190,000

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GUIDE PRICE £190,000 - £210,000

PERFECT FAMILY HOME....

We are pleased to be bringing to the market this three bedroom semi-detached house as it benefits from spacious accommodation whilst being well-presented throughout. Situated in a popular location within reach of the vibrant Arnold High Street, which is host to a range of shops, local conveniences, eateries, bars and excellent transport links into the City Centre. To the ground floor is an entrance hall, a family-sized living room, a dining room and a modern fitted kitchen. The first floor carries three bedrooms serviced by a three-piece bathroom suite. Outside to the front is a driveway providing off-road parking for multiple cars and to the rear is a private enclosed garden with a well-maintained lawn and a stone paved seating area.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Modern Fitted Kitchen
- Two Spacious Reception Rooms
- Three-Piece Bathroom Suite
- Private Enclosed Garden
- Off-Road Parking
- Well-Presented Throughout
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

4'8" x 4'3" (1.43m x 1.32m)

The entrance hall has wooden flooring, a radiator, carpeted stairs and a UPVC single door providing access into the accommodation

Living Room

9'6" x 12'9" (2.91m x 3.91m)

The living room has wooden flooring, a TV point, a feature fireplace and a UPVC double glazed window to the front elevation

Dining Room

12'11" x 8'4" (3.96m x 2.56m)

The dining room has wooden flooring, a radiator and glass sliding doors providing access to the rear garden

Kitchen

7'5" x 15'3" (2.28m x 4.65m)

The kitchen has wooden flooring, a range of fitted base and wall units with wood-effect countertops, a double undermount sink with a swan neck tap, an integrated oven with an induction hob and an extractor hood, space for a fridge freezer, space and plumbing for a washing machine and tumble dryer, a wall-mounted boiler and two UPVC double glazed windows to the rear and side elevation

FIRST FLOOR

Landing

7'0" x 5'7" (2.14m x 1.72m)

The landing has carpeted flooring, access to the loft, a UPVC double glazed window to the side elevation and provides access to the first floor accommodation

Bedroom One

11'4" x 10'4" (3.47m x 3.17m)

The main bedroom has carpeted flooring, a radiator, a TV point, coving to the ceiling and a UPVC double glazed window to the front elevation

Bedroom Two

8'3" x 12'4" (2.52m x 3.77m)

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

Bedroom Three

6'10" x 10'1" (2.09m x 3.09m)

The third bedroom has carpeted flooring, a TV point, a radiator and a UPVC double glazed window to the front elevation

Bathroom

8'0" x 5'6" (2.45m x 1.68m)

The bathroom has laminate flooring, a low level dual flush W/C, a vanity wash basin, a panelled bath with a wall-mounted shower fixture, a chrome heated towel rail, partially tiled and panelled walls and a UPVC double glazed obscure window to the side elevation

OUTSIDE

Front

To the front of the property is a well-maintained lawn with mature

plants and shrubs, to the side is access to a driveway providing off-road parking for multiple cars and gated access to the rear garden

Rear

To the rear of the property is a private enclosed garden with a well-maintained lawn, a stone paved seating area, a shed, an outdoor tap, mature plants and shrubs and panelled fencing

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band A

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.

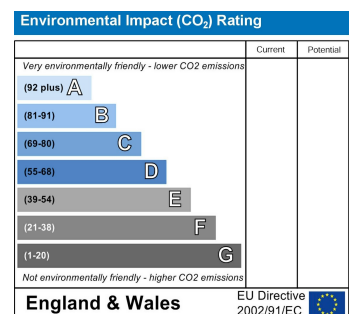
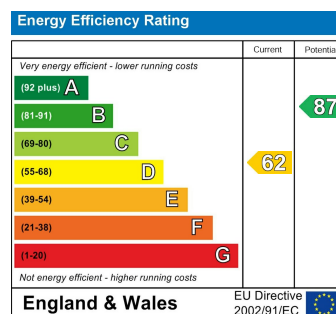
The vendor has advised the following:

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.

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.



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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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