# Holden Copley PREPARE TO BE MOVED

Howbeck Road, Arnold, Nottinghamshire NG5 8QB

Guide Price £170,000





### GUIDE PRICE - £170.000 - £190.000

### PLENTY OF POTENTIAL...

Presenting an enticing opportunity for both first-time buyers and investors, this two-bedroom mid-terraced house enters the market with no upward chain, brimming with potential awaiting realisation. Nestled in a sought-after locale within convenient reach of various local amenities, shops, and regular transport links, this property promises an enviable lifestyle. Upon crossing the threshold, you are welcomed into an entrance hall, leading seamlessly into a cosy but spacious living room and a well-appointed fitted kitchen diner boasting modern units. Ascend to the first floor to discover a generously proportioned double bedroom adorned with in-built wardrobes, alongside a charming single bedroom and a convenient three-piece shower suite. Outside, the rear of the property unfolds into a low-maintenance multi-level garden, providing the perfect canvas for outdoor enjoyment and relaxation. Gated access leads to an off-road parking space and a single garage, enhancing the practicality and convenience of this promising abode. With its prime location and abundant potential, this property offers the opportunity to craft a dream home tailored to individual tastes and preferences.

MUST BE VIEWED













- Mid-Terraced House
- Two Bedrooms
- Spacious Living Room
- Fitted Kitchen Diner
- Ample Storage Space
- Shower Room Suite
- Enclosed Gardens
- Off-Road Parking & Garage
- Popular Location
- Must Be Viewed









### **GROUND FLOOR**

### Entrance Hall

 $6'II'' \times 4'8'' \text{ (max) (2,Ilm } \times \text{1,43m (max))}$ 

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

### Living Room

 $16^{11} \times 13^{5} \pmod{5.16} \times 4.10 \pmod{max}$ 

The living room has a UPVC double-glazed bow window to the front elevation, carpeted flooring, a TV point, coving to the ceiling, wall-light fixtures, a tiled hearth, and a radiator.

### Kitchen/Diner

 $13^{5}$ " ×  $8^{1}$ " (4.09m × 2.72m)

The kitchen has a range of fitted base and wall units with worktops, an undermount sink with a movable swan neck mixer tap, an integrated dishwasher, an integrated oven, an electric hob with an extractor fan and splashback, space for a dining table, a radiator, carpeted and tiled flooring, coving to the ceiling, UPVC double-glazed windows to the rear elevation, and a single UPVC door providing access to the rear garden.

### FIRST FLOOR

### Landing

 $9*8" \times 6*8" \text{ (max)} (2.96m \times 2.05m \text{ (max)})$ 

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

### Bedroom One

 $13^{10}$ " ×  $10^{2}$ " (4.24m × 3.12m)

The first bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, coving to the ceiling, a wall-light fixture, a radiator, and an in-built triple wardrobe.

### Bedroom Two

 $11^{\circ}3'' \times 7^{\circ}8'' \text{ (max) } (3.43\text{m} \times 2.34\text{m} \text{ (max)})$ 

The second bedroom has a UPVC double-glazed window to the rear elevation, wood-effect flooring, a radiator, and a wall-light fixture.

### Shower

 $8^{2}$ " ×  $5^{6}$ " (2.50m × 1.68m)

This space has a low level dual flush W/C, a vanity unit wash basin with fitted storage, a shower enclosure with an electric wall-mounted shower, fully tiled walls, tiled flooring, a radiator, coving to the ceiling, and a UPVC double-glazed obscure window to the rear elevation.

### **OUTSIDE**

To the front of the property is a lawned garden with a patio pathway. To the rear of the property is a low maintenance multilevel garden with patio, courtesy lighting, fence panelling, and gated access to the off-road parking space and single garage.

### Garage

 $16^{\circ}6'' \times 8^{\circ}2'' (5.03m \times 2.50m)$ 

The garage has lighting, power points, a single door to the side elevation and an up and over door.

### **DISCLAIMER**

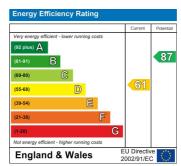
Council Tax Band Rating - Gedling Borough Council - Band B This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

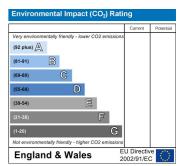
The vendor has advised the following: Property Tenure is Freehold

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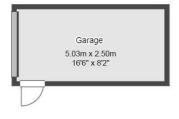
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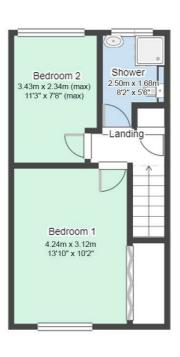


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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.

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