

# HoldenCopley

PREPARE TO BE MOVED

Howbeck Road, Arnold, Nottinghamshire NG5 8PB

---

Guide Price £170,000

Howbeck Road, Arnold, Nottinghamshire NG5 8QB



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

6'11" x 4'8" (max) (2.11m x 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" x 13'5" (max) (5.16m x 4.10m (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" x 8'11" (4.09m x 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" x 6'8" (max) (2.96m x 2.05m (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" x 10'2" (4.24m x 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

11'3" x 7'8" (max) (3.43m x 2.34m (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" x 5'6" (2.50m x 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 multi-level garden with patio, courtesy lighting, fence panelling, and gated access to the off-road parking space and single garage.

### Garage

16'6" x 8'2" (5.03m x 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.

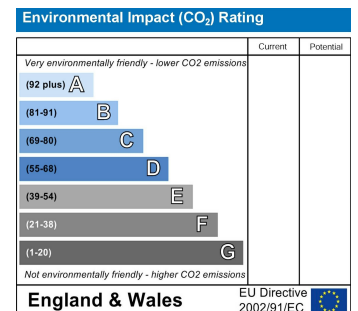
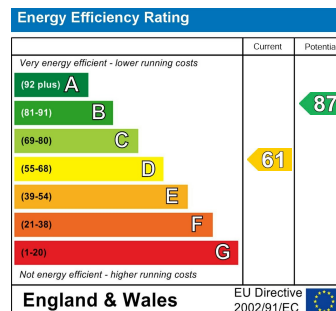
The vendor has advised the following:

Property Tenure is Freehold

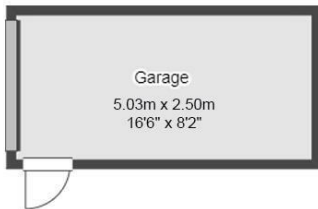
Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement 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.

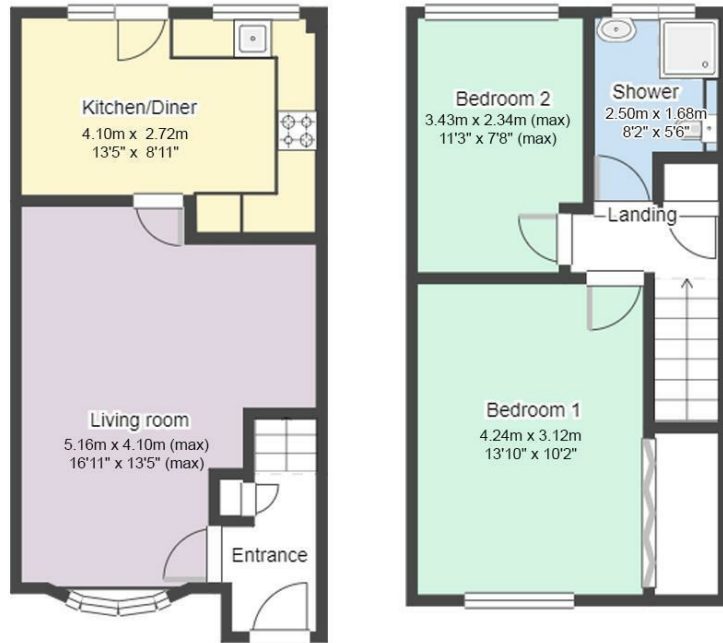
Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



# Howbeck Road, Arnold, Nottinghamshire NG5 8QB



**HoldenCopley**  
PREPARE TO BE MOVED



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.  
© HoldenCopley

**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)

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.