

HoldenCopley

PREPARE TO BE MOVED

Shacklock Close, Arnold, Nottinghamshire NG5 9QE

Guide Price £190,000

GUIDE PRICE £190,000 - £200,000

WELL PRESENTED BUNGALOW...

A charming two-bedroom property nestled in the heart of Arnold, this bungalow offers a peaceful retreat while maintaining close proximity to a range of amenities. You'll find an array of shops, restaurants, and cafes nearby, along with excellent transport links. This delightful home features a modern fitted kitchen, a spacious lounge, two inviting bedrooms, and a sleek three-piece bathroom suite. The kitchen has been thoughtfully designed, boasting modern fixtures and fittings that cater to your culinary needs. With ample storage space and efficient appliances, it provides an ideal setting for preparing and enjoying meals. The spacious living area is perfect for relaxation and entertainment, offering a versatile space that can be customised to suit your lifestyle, this room provides a warm and inviting atmosphere. The property comprises two well-appointed bedrooms, offering comfortable spaces. Completing the accommodation is a modern three-piece bathroom suite that provides a stylish and functional space to start your day or unwind in the evening. To the front of the property, a driveway provides convenient off-street parking. The rear of the property presents an artificial lawned garden, combining low maintenance with an attractive aesthetic. A decked patio seating area offers a perfect spot for outdoor dining. Additionally, the property benefits from garage access, providing extra storage space or the opportunity for a workshop. .

MUST BE VIEWED



- Bungalow
- Two Bedrooms
- Modern Fitted Kitchen
- Spacious Living Room
- Three Piece Bathroom Suite
- Off Street Parking
- Garage
- Rear Garden
- Well Presented Throughout
- Popular Location

ACCOMMODATION

Kitchen

13'1" x 5'9" (4.01m x 1.77m)

The kitchen has wood-effect laminate flooring, a radiator, space for a fridge freezer, a range of wall, drawer and base units with worktop above, space and plumbing for a washing machine, a stainless steel sink and drainer with a mixer tap, an integrated oven with hob and an extractor hood over, a UPVC double glazed window to the side elevation and a UPVC door providing access into the accommodation.

Living Room

12'7" x 10'6" (3.85m x 3.21m)

The living room has wood-effect flooring, cornice to the ceiling a white vertical radiator, a radiator, a TV point and a UPVC double glazed window to the front elevation.

Hall

5'11" x 5'8" (1.82m x 1.73m)

The hall provides a central access into the accommodation and has wood-effect flooring and a radiator.

Master Bedroom

13'2" x 9'3" (4.03m x 2.83m)

The master bedroom has carpeted flooring, a radiator, a UPVC double glazed window to the rear elevation and cornice to the ceiling.

Bedroom Two

7'0" x 9'6" (2.14m x 2.92m)

The second bedroom has carpeted flooring, cornice to the ceiling, a radiator and UPVC patio doors providing access to the rear garden.

Bathroom

5'8" x 6'1" (1.74m x 1.87m)

The bathroom has wood-effect flooring, a chrome heated towel rail, partially tiled walls, an integrated shelving unit, an extractor fan, access into the loft space, a low level W/C, a wash basin with a mixer tap, a walk in shower with a chromes mains fed shower and shower screen and an obscured UPVC double glazed window to the side elevation.

OUTSIDE

Front

To the front of the property there is a driveway providing off street parking for multiple vehicles, external lighting and enclosed by fenced boundaries.

Rear

To the rear of the property there is an artificial lawned garden with boarder pathway and gravelled areas, a decked patio seating area, external lighting and access into a garage.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Shacklock Close, Arnold, Nottinghamshire NG5 9QE

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

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.