

HoldenCopley

PREPARE TO BE MOVED

Bagnall Avenue, Arnold, Nottinghamshire NG5 6FT

Offers Over £130,000

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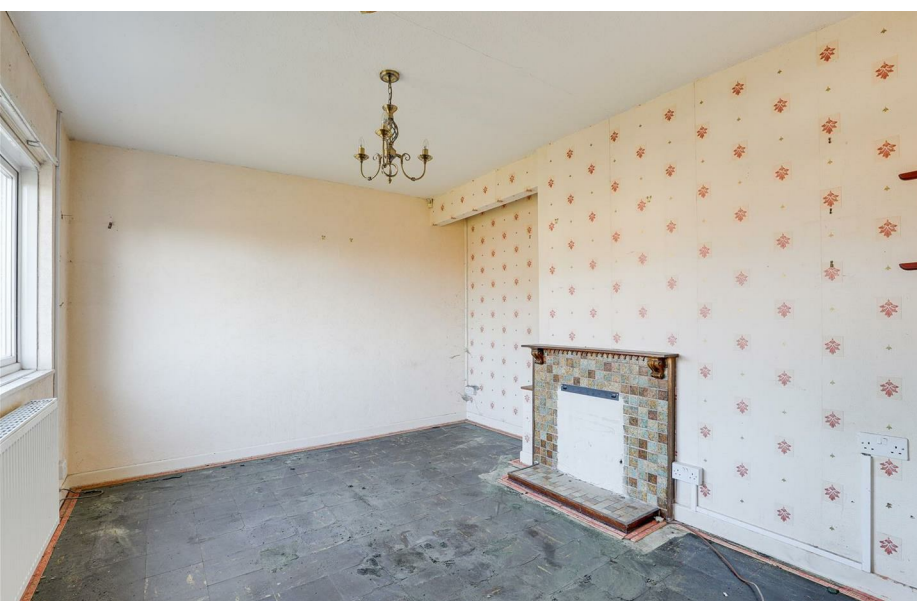


CASH BUYERS ONLY...

Nestled within the popular location of Arnold, this three-bedroom semi-detached house beckons with its promise of abundant space and untapped potential, making it an ideal investment opportunity or a blank canvas for those yearning to craft their dream home. As you step through the entrance hall, adorned with a composite door, a sense of possibility fills the air. The ground floor unfolds to reveal two spacious reception rooms, alongside a good-sized kitchen, poised to become the heart of culinary creativity. Ascending to the first floor, three well-proportioned bedrooms eagerly await transformation, serviced by a conveniently located bathroom suite. Outside, the property boasts a gated driveway at the front, while the rear unveils an enclosed garden. An added gem awaits in the form of a versatile outhouse or workshop, promising endless opportunities for hobbies or storage needs. With its enviable proximity to local amenities, shops, esteemed schools, and effortless commuting links, this residence presents not just a house, but a canvas upon which to paint the picture of a truly fulfilling lifestyle. Sold with the added convenience of no upward chain, seize the chance to make your mark on this inviting abode and turn it into the home of your dreams.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Good-Sized Kitchen
- Bathroom Suite
- Versatile Outhouse / Workshop
- Off-Road Parking
- Plenty Of Potential
- Sold As Seen
- Non-Standard Construction





GROUND FLOOR

Entrance Hall

The entrance hall has exposed flooring, and a single composite door providing access into the accommodation.

Living Room

12'8" x 11'3" (3.88m x 3.44m)

The living room has a double-glazed window to the front elevation, tiled flooring, a radiator, and a tiled mantelpiece.

Kitchen

7'7" x 15'4" (2.32m x 4.68m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a swan neck tap and drainer, space for various appliances, exposed flooring, tiled splashback, an in-built cupboard, a double-glazed window to the rear elevation, and a single UPVC door to access the garden.

Dining Room

12'9" x 8'4" (3.89m x 2.55m)

The dining room has a double-glazed window to the rear elevation, exposed flooring, a radiator, and a feature fireplace with a decorative surround.

FIRST FLOOR

Landing

The landing has a double-glazed window to the side elevation, exposed wooden flooring, a radiator, an in-built cupboard, access to the loft, and provides access to the first floor accommodation.

Bedroom One

14'9" x 11'6" (4.51m x 3.51m)

The first bedroom has a double-glazed window to the front elevation, exposed wooden flooring, and a radiator.

Bedroom Two

14'10" x 8'2" (4.54m x 2.50m)

The second bedroom has a double-glazed window to the rear elevation, exposed wooden flooring, and a radiator.

Bedroom Three

6'8" x 10'2" (2.05m x 3.10m)

The third bedroom has a double-glazed window to the front elevation, exposed wooden flooring, a radiator, and in-built open storage.

Wet Room

5'4" x 8'0" (1.65m x 2.46m)

This space has a low level flush W/C, a pedestal wash basin, a wall-mounted electric shower fixture, wall-mounted handles, a radiator, vinyl flooring, partially tiled walls, an extractor fan, and a double-glazed obscure window to the rear elevation.

OUTSIDE

To the front of the property is a gated driveway for off-road parking, a range of established trees, plants and shrubs, and gated access to the rear garden. To the rear is an enclosed garden with patio, mature shrubs, fence panelling, and an outhouse / workshop.

DISCLAIMER

Please note that this property is corporately owned, and therefore the details provided have not been independently verified. While efforts have been made to ensure accuracy, there is a possibility that the information may not be 100% accurate. Prospective buyers are advised to conduct their own due diligence and verification before making any decisions based on the information provided.

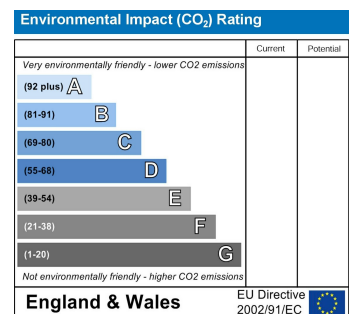
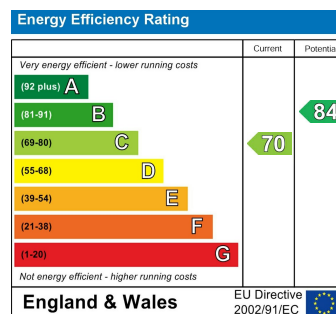
Council Tax Band Rating - Gedling Borough Council - Band A
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

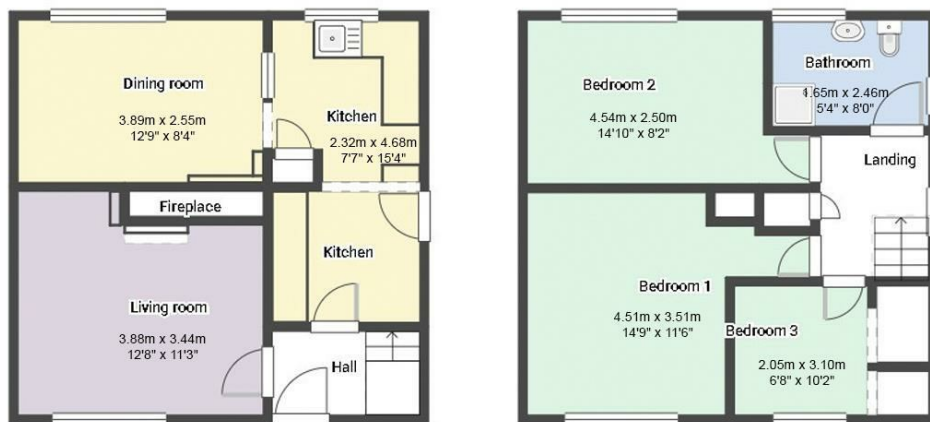
The vendor has advised the following:
Property Tenure is Freehold

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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.

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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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