

HoldenCopley

PREPARE TO BE MOVED

West Street, Arnold, Nottinghamshire NG5 7DB

Guide Price £160,000

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GUIDE PRICE £160,000 - £170,000

NO UPWARD CHAIN...

Welcome to this mid-terrace house nestled in the sought-after locale of Arnold, offering proximity to local conveniences such as shops, schools, and various amenities, catering to a diverse range of potential buyers. Upon entering, you're greeted by a living room seamlessly connected to a well-appointed dining kitchen, providing easy access to the rear garden a perfect setting for gatherings or quiet evenings. Ascending to the first floor, discover two generously sized double bedrooms and a four-piece bathroom suite, offering comfort and relaxation. Outside, the property boasts a front courtyard and convenient on-street parking. The rear garden, enclosed by fence panels, features a patio area, ideal for al fresco dining or enjoying the outdoors in privacy.

MUST BE VIEWED





- Terraced House
- Two Bedrooms
- Living Room
- Fitted Kitchen Diner
- Four-Piece Bathroom Suite
- Enclosed Rear Garden
- Close To Local Amenities
- Popular Location
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Living room

13'0" x 11'11" (3.97 x 3.64)

The living room has a UPVC double glazed window to the front elevation, a fitted base cupboard, a TV point, a feature fireplace, a radiator, and wood-effect flooring.

Stairs

The stairs carpeted flooring.

Kitchen Diner

17'6" x 13'0" (5.34 x 3.98)

The kitchen diner has a range of fitted base and wall units with worktops, a stainless steel sink and drainer, a wall-mounted boiler, a radiator, space for a dining table, an in-built cupboard, space and plumbing for a washing machine, tiled splashback, wood-effect flooring, a UPVC double glazed window to the rear elevation, and a UPVC door opening out to the rear garden.

FIRST FLOOR

Landing

6'5" x 4'2" (1.98 x 1.29)

The landing has wood-effect and carpeted flooring, and access to the first floor accommodation.

Master Bedroom

10'8" x 9'9" (3.26 x 2.99)

The main bedroom has a UPVC double glazed window to the rear elevation, a radiator, an in-built cupboard with two doors, and wood-effect flooring.

Bedroom Two

13'0" x 11'11" (3.97 x 3.65)

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

Bathroom

8'10" x 8'4" (2.71 x 2.56)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted shower fixture and shower screen, a shower enclosure with a wall-mounted shower fixture, a radiator, an extractor fan, partially tiled walls, and tiled flooring.

OUTSIDE

Front

To the front of the property is a small courtyard, and on-street parking.

Rear

To the rear of the property is an enclosed rear garden with a patio area, and a fence panelled boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast download speed 1000Mbps and

Upload speed 220Mbps

Phone Signal – Good coverage of Voice, 3G & 4G - Some coverage of 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

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.

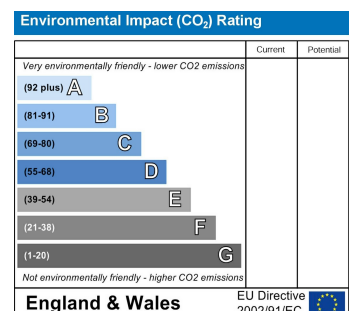
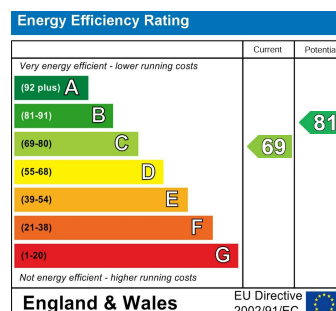
The vendor has advised the following:

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.

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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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0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

info@holdencopley.co.uk

www.holdencopley.co.uk

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