

HoldenCopley

PREPARE TO BE MOVED

Redhill Road, Arnold, Nottinghamshire NG5 8GP

£240,000

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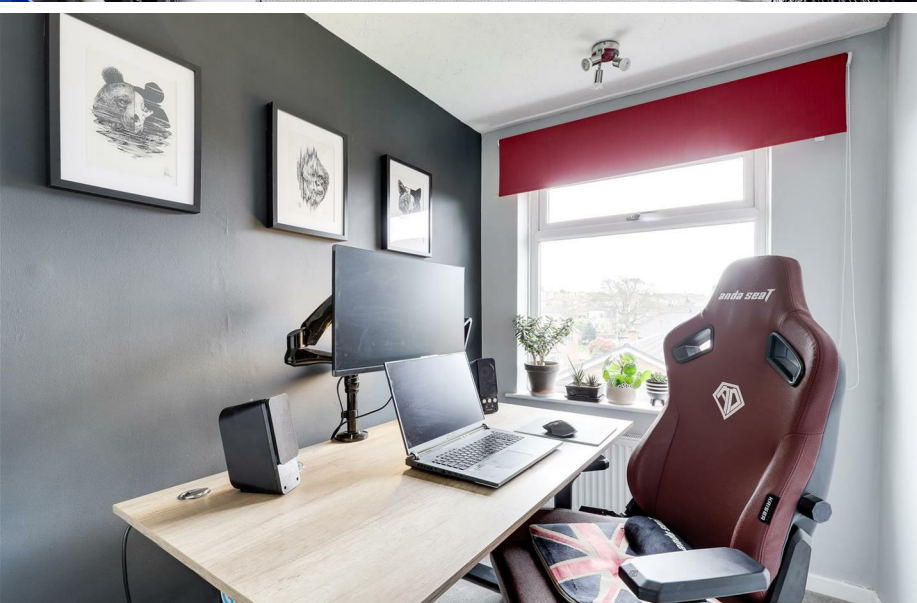
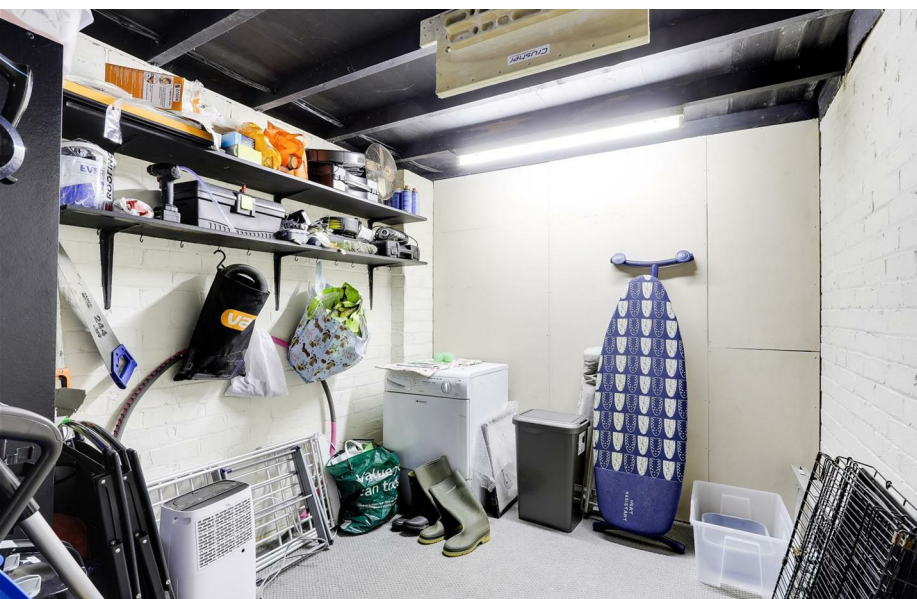


SPACIOUS END-TERRACED HOUSE...

Introducing this three-bedroom end-terraced house, located in a sought-after neighbourhood, ideal for a range of buyers. Upon entering, you're greeted by a convenient boot room leading into a welcoming hallway, setting the tone for the rest of the home. The ground floor boasts a spacious living room, perfect for relaxing and entertaining, along with a fitted kitchen/diner providing ample space for family meals and gatherings. Additionally, a utility room and a convenient W/C complete this level, offering practicality and convenience. Venturing upstairs, you'll find three well-appointed bedrooms, each offering comfort and tranquillity, making them ideal retreats after a long day. A three-piece shower room caters to the needs of the household. Externally, the property features a driveway and garage, ensuring ample off-road parking for residents and guests. The private enclosed garden offers a serene outdoor sanctuary, perfect for enjoying alfresco dining or simply unwinding amidst the greenery. This property is within close proximity to various local amenities and facilities, shops, eateries and excellent transport links as well as being within catchment to fantastic schools.

MUST BE VIEWED





- End-Terraced House
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen/Diner With A Separate Utility Room
- Boot Room & W/C
- Three-Piece Shower Room
- Driveway & Garage
- Private Enclosed Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Boot Room

6'0" x 4'7" (1.84 x 1.40)

The boot room has patterned tiled flooring, a UPVC double glazed obscure window to the side elevation and a single UPVC door providing access into the accommodation and the utility.

Hallway

12'5" x 5'10" (3.79 x 1.78)

The hallway has engineered wooden flooring, carpeted stairs and a radiator

Living Room

15'2" x 12'10" (4.63 x 3.93)

The living room has engineered wooden flooring, a TV point, a recessed chimney breast with a decorative surround and a tiled hearth, a radiator, two UPVC double glazed windows with adjustable thermal blinds to the rear elevation and UPVC double French doors with adjustable thermal blinds providing access to the rear garden

Kitchen/Diner

11'9" x 8'11" (3.60 x 2.72)

The kitchen/diner has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer and a mixer tap, an integrated oven, an integrated hob, an extractor hood, space for a fridge freezer, space and plumbing for a washing machine, tiled splashback, engineered wooden flooring, a radiator, and a UPVC double glazed window to the front elevation

Utility Space

11'5" x 7'11" (3.49 x 2.42)

This space has lighting, multiple power points, access to the W/C and provides ample storage space

W/C

3'4" x 2'5" (1.02 x 0.76)

This space has a low-level flush W/C and an obscure window to the side elevation

FIRST FLOOR

Landing

8'2" x 5'11" (2.50 x 1.82)

The landing has carpeted flooring and provides access to the loft and first floor accommodation

Master Bedroom

11'0" x 8'11" (3.37 x 2.74)

The master bedroom has carpeted flooring, an in-built mirrored wardrobe, a radiator and a UPVC double glazed window to the rear elevation

Bedroom Two

11'11" x 9'0" (3.64 x 2.75)

The second bedroom has carpeted flooring, a radiator and a UPVC double glazed window to the front elevation

Bedroom Three

8'9" x 5'11" (2.68 x 1.82)

The third bedroom has carpeted flooring, a radiator and a UPVC double glazed window to the rear elevation

Shower Room

7'8" x 5'10" (2.34 x 1.79)

The shower room has a low-level dual flush W/C, a pedestal wash basin, a fitted shower enclosure with a waterfall-style shower fixture, a chrome heated towel rail, tiled flooring, tiled walls and a UPVC double glazed obscure window to the front elevation

OUTSIDE

Front

To the front of the property is a driveway with access to the garage providing ample off-road parking, a lawn, a range of plants and shrubs, courtesy lighting and gated access to the rear garden

Rear

To the rear of the property is a private enclosed garden with a stone paved patio area, a lawn, a stone paved pebbled area, a range of plants and shrubs, brick boundaries and panelled fencing

ADDITIONAL INFORMATION

Council Tax: £145.

The property is connected to the mains water supply. Water Rates: £27.

The property is connected to the mains gas supply. Gas £80.

The property is connected to the mains electricity supply. £70.

The property does not have a septic tank.

The property is not in a high-risk flood area.

The property has not flooded in the past 5 years.

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.

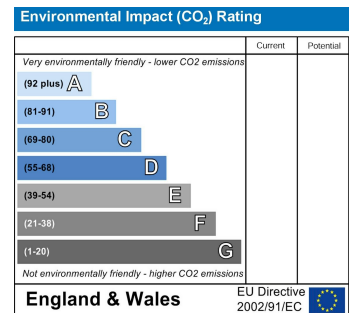
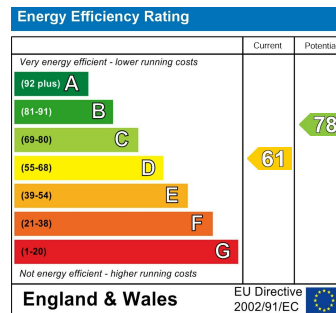
The vendor has advised the following:

Property Tenure is Freehold

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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.



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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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