

HoldenCopley

PREPARE TO BE MOVED

Castleton Avenue, Arnold, Nottinghamshire NG5 6NJ

Guide Price £280,000-£290,000

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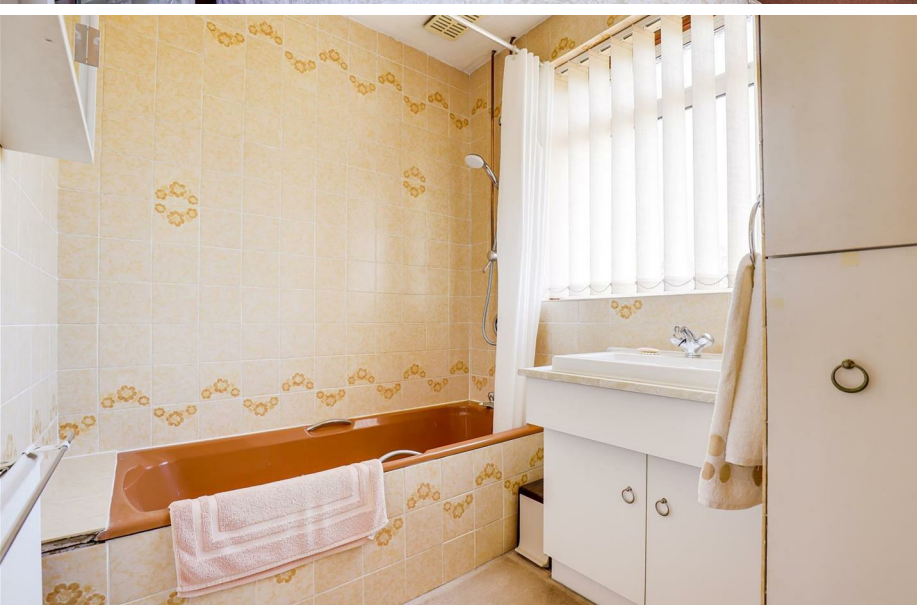
GUIDE PRICE £280,000 - £290,000

PERFECT FAMILY HOUSE...

This three bedroom detached house benefits from only one previous owner and would be the ideal purchase for an investor or anyone looking to put their own stamp onto a property. Situated within close proximity to a range of shops, eateries and well known schools with access to transport links into the City Centre. Internally to the ground floor the property comprises of an entrance hall, a fitted kitchen, a dining room and a living room with French doors leading to the rear garden. To the first floor there are three good sized bedrooms a two-piece bathroom and a separate W/C. Outside to the front is a driveway with access to a garage providing ample off street parking and to the rear is an enclosed low maintenance south facing garden.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Entrance Hallway
- Two Reception Rooms
- Fitted Kitchen
- First Floor Bathroom Suite
- Separate W/C
- South Facing Rear Garden
- Off-Street Parking
- Garage





GROUND FLOOR

Entrance Hall

13'0" x 7'10" (3.97m x 2.41m)

The hallway has carpeted flooring, a radiator, two built in storage cupboards, stairs leading to the first floor accommodation, a stained-glass window to the side elevation and a wooden framed glazed door providing access into the accommodation.

Dining Room

13'3" x 10'10" (4.05m x 3.32m)

The dining room has carpeted flooring, a wall mounted gas fire, a curved radiator, a stained-glass window to the side elevation and a bay window to the front elevation.

Living Room

10'11" x 15'11" (3.34m x 4.86m)

The living room has carpeted flooring, a gas fire place with hearth, a radiator, a stained glass window to the side elevation and a sliding patio door leading out to the rear garden.

Kitchen

7'10" x 12'4" (2.40m x 3.76m)

The kitchen has vinyl flooring, an alarm panel, integrated appliances including an electric oven and a gas hob, a range of wall, drawer and base units with rolled edge work surfaces, partially tiled walls, a composite sink and a half with taps and drainer, a wall mounted combi boiler, space for an undercounter fridge and an undercounter freezer, space and plumbing for a washing machine, an obscure glazed door to the side of the property, a UPVC double glazed window to the side elevation, a UPVC double glazed window to the rear elevation and a range of built in storage cupboards.

FIRST FLOOR

Landing

9'10" x 3'7" (3.01m x 1.11m)

The landing has carpeted flooring, a stained glass window to the side elevation, access to the loft and to the first floor accommodation.

Bedroom One

13'8" x 10'11" (4.19m x 3.34m)

The first bedroom has carpeted flooring, a curved radiator and a UPVC double glazed bay window to the front elevation.

Bedroom Two

12'4" x 10'11" (3.78m x 3.35m)

The second bedroom has carpeted flooring, a range of fitted bedroom furniture including wardrobes, a dressing table and window to the rear elevation.

Bedroom Three

7'11" x 7'11" (2.43m x 2.42m)

The third bedroom has carpeted flooring, a radiator, built in wardrobes and a UPVC double glazed window to the front elevation.

Bathroom

7'10" x 5'10" (2.39m x 1.78m)

The bathroom has carpeted flooring, floor to ceiling wall tiling, a radiator, a vanity wash basin with a chrome mixer tap, a built in storage cupboard, a bath with chrome shower attachment and an obscured UPVC double glazed window to the rear elevation.

W/C

4'10" x 2'7" (1.49m x 0.80m)

This space has vinyl flooring, floor to ceiling wall tiling, a low level W/C and an obscured window to the rear elevation.

OUTSIDE

Front

To the front of the property there is an enclosed garden with walled and fenced boundaries, double wrought iron access gates and off-street parking leading to the garage.

Rear

The south facing rear garden has various paved area enclosed by fenced boundaries, various, plants, trees and shrubs. Access to the garage with double entrance doors and two obscured glazed windows.

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band D

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.

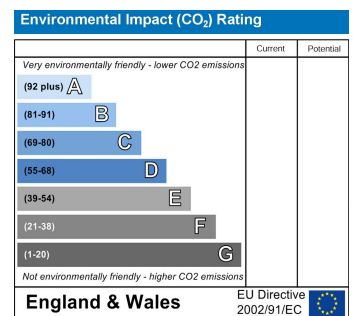
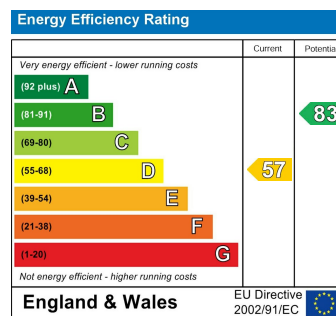
The vendor has advised the following:

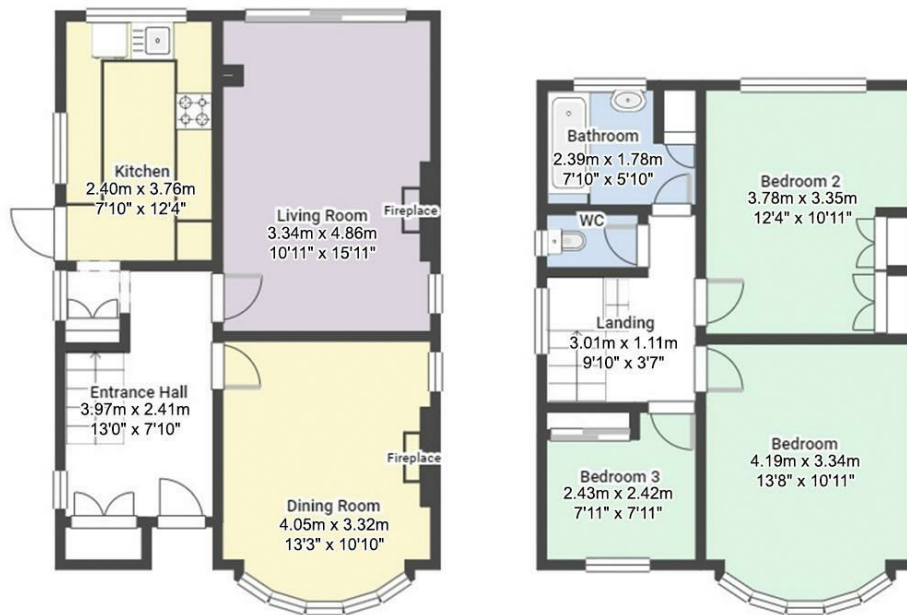
Property Tenure is Freehold

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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.





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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