

# HoldenCopley

PREPARE TO BE MOVED

Church Lane, Arnold, Nottinghamshire NG5 8HH

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**Guide Price £180,000**

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NO UPWARD CHAIN...GUIDE PRICE RANGE £180,000 - £200,000

Introducing this three-bedroom end terraced house, offering the added benefit of no upward chain. Positioned in a popular location, overlooking the Church Lane Recreation Ground, within easy reach of local amenities, including shops, schools, and commuting links. Step inside to discover a reception room, a practical fitted kitchen, and a convenient ground-floor three-piece bathroom suite, ensuring comfort and practicality. Ascending to the upper level, you'll find two spacious double bedrooms, with the top floor boasting an additional double bedroom. Outside, the front has a driveway for off-road parking, alongside a garden area bordered by a hedge, enhancing privacy and kerb appeal. To the rear, a patio seating area awaits and decorative stones, offering space for enjoying the outdoors.

MUST BE VIEWED





- End Terraced House
- Three Bedrooms
- Reception Room
- Fitted Kitchen
- Ground Floor Bathroom
- Driveway
- Enclosed Garden
- No Upward Chain
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Hallway

7'8" x 3'1" (2.36 x 0.94)

The entrance hall has laminate wood-effect flooring, an in-built storage cupboard and a single UPVC door providing access into the accommodation.

### Kitchen

11'8" x 8'9" (3.56 x 2.68)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and a mixer tap, an integrated oven & gas hob, space and plumbing for a washing machine, tumble dryer, fridge & freezer, a wall-mounted boiler, partially tiled walls, vinyl flooring, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access to the rear garden.

### Living Room

13'11" x 11'11" (4.26 x 3.65)

The living room has laminate wood-effect flooring, carpeted stairs, a radiator, a fireplace and a UPVC double-glazed window to the front elevation.

### Bathroom

8'6" x 4'8" (2.60 x 1.43)

The bathroom has a low level flush W/C, a pedestal wash basin, a panellled bath with an electric shower fixture, a radiator, partially tiled walls and an extractor fan.

## FIRST FLOOR

### Landing

10'1" x 5'8" (3.09 x 1.75)

The landing has carpeted flooring, an in-built storage cupboard and access to the first floor accommodation.

### Master Bedroom

11'11" x 9'3" (3.65 x 2.82)

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

### Bedroom Two

11'11" x 10'11" (3.65 x 3.35)

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

## SECOND FLOOR

### Landing

The landing has carpeted flooring, a Velux window and access to the second floor accommodation.

### Bedroom Three

11'1" x 8'5" (3.39 x 2.59)

The third bedroom has carpeted flooring, a radiator, an in-built storage cupboard and UPVC double-glazed window to the side elevation.

## OUTSIDE

### Front

To the front of the property is a pebble stone driveway providing off-road parking, gated access to the rear garden and a hedge border.

### Rear

To the rear of the property is an paved patio area, decorative stones, fence panelling and a shared pathway.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 220Mbps

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

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years - The government website states this area is a medium risk flood area

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.

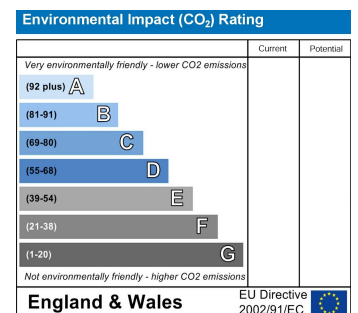
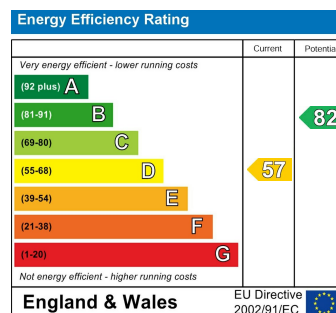
The vendor has advised the following:

Property Tenure is Freehold

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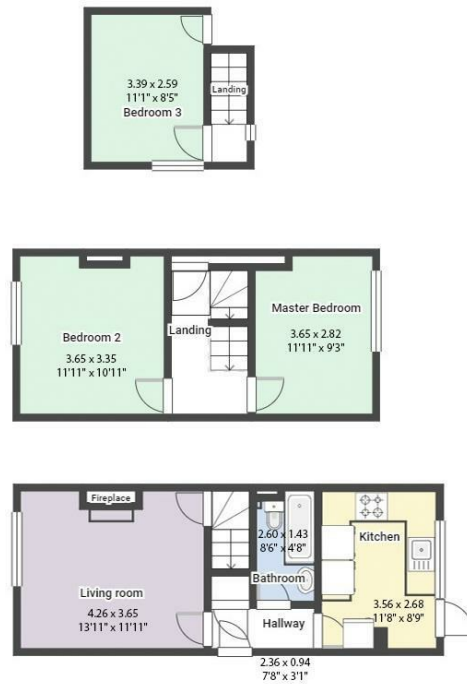
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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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