# Holden Copley PREPARE TO BE MOVED

Gleneagles Drive, Arnold, Nottinghamshire NG5 8ON

£190,000

# GUIDE PRICE £180,000 - £190,000

# LOCATION LOCATION...

This end-terraced house presents a delightful opportunity for first-time buyers or those seeking a seamless relocation. Situated in a highly sought-after location, residents are treated to the convenience of nearby amenities, from the scenic Gedling Country Park to local shops and excellent transport connections. Upon entering, a porch leads into the spacious living room. Adjacent lies the fitted kitchen, complemented by a three-piece bathroom suite. Ascending to the first floor reveals two bedrooms. Outside, the property boasts practicality with a front driveway accommodating one vehicle, while a rear driveway caters to two additional vehicles. Adding to the allure, a private, low-maintenance south-facing garden awaits, providing an outdoor sanctuary for alfresco dining and soaking up the sun.

MUST BE VIEWED







- End Terraced House
- Two Bedrooms
- · Spacious Living Room
- Fitted Kitchen
- Ground Floor Three Piece Bathroom Suite
- South Facing Enclosed Rear Garden
- Off-Street Parking For Three Vehicles
- Close To Local Amenities
- Excellent Transport Links
- Must Be Viewed

### **GROUND FLOOR**

The porch has laminate flooring, wall-mounted security alarm panel and a single composite door providing access into the accommodation.

### Living Room

17°6" × 11°3" (5.34m × 3.44m)

The living room has a UPVC double-glazed bay window to the front elevation, a radiator, laminate flooring and an open wooden staircase.

### Kitchen

II\*3" × 6\*6" (3.44m × 2.00m)

The kitchen has a range of fitted shaker style base and wall units with worktops, a composite sink with a mixer tap and drainer, an integrated oven, an induction hob, an extractor fan, space for a fridge freezer, space and plumbing for a washing machine and tumble dryer, a radiator, partially tiled walls, laminate flooring and a UPVC double-glazed window to the side elevation.

## Bathroom

6\*9" × 6\*5" (2.08m × 1.98m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath, a mains-fed shower, vinyl flooring, partially tiled walls, a radiator, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

Hall

The hall has laminate flooring, a radiator, a wall-mounted consumer unit, a wall-mounted boiler and a single composite door providing access into the garden.

### FIRST FLOOR

### Landing

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

### Master Bedroom

 $14*5" \times 8*0" (4.40m \times 2.45m)$ 

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

### Bedroom Two

II\*3" × 9\*I0" (3.45m × 3.0lm)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator and fitted floor to ceiling wardrobes

### OUTSIDE

# Front

To the front of the property is a driveway with the availability to park one vehicle.

To the rear of the property is a further driveway with the availability to park two vehicles, a private enclosed garden with a fence panelled boundary, a patio area and a single wooden lockable gate providing access into the garden.

### 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 1000 Mbps (Highest available download speed) 100 Mbps (Highest available upload speed)

Phone Signal - 3G & 4G available & some 5G

Mains Supply

Sewage – Mains Supply Flood Risk – No flooding in the past 5 years

Very low risk of flooding Flood Defenses – No Non-Standard Construction – No

Any Legal Restrictions – No Other Material Issues – No

 $\label{thm:council-Tax} \begin{tabular}{ll} Council Tax Band Rating - Gedling Borough Council - Band B \\ This information was obtained through the directgov website, HoldenCopley offer no guarantee as to the accuracy of this information, we consider the contract of th$ 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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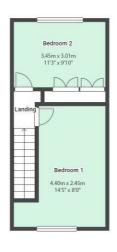




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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for 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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