

HoldenCopley

PREPARE TO BE MOVED

Gleneagles Drive, Arnold, Nottinghamshire NG5 8QN

£190,000

GUIDE PRICE £180,000 - £190,000

LOCATION 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

Porch

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

Living Room

17'6" x 11'3" (5.34m x 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

11'3" x 6'6" (3.44m x 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" x 6'5" (2.08m x 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" x 8'0" (4.40m x 2.45m)

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

Bedroom Two

11'3" x 9'10" (3.45m x 3.01m)

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.

Rear

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

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

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.

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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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