

HoldenCopley

PREPARE TO BE MOVED

Burford Street, Arnold, Nottinghamshire NG5 7DH

£180,000

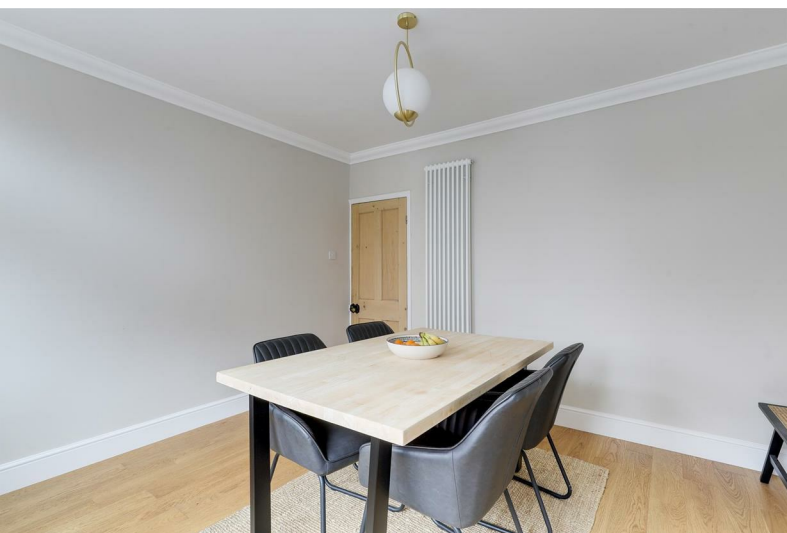
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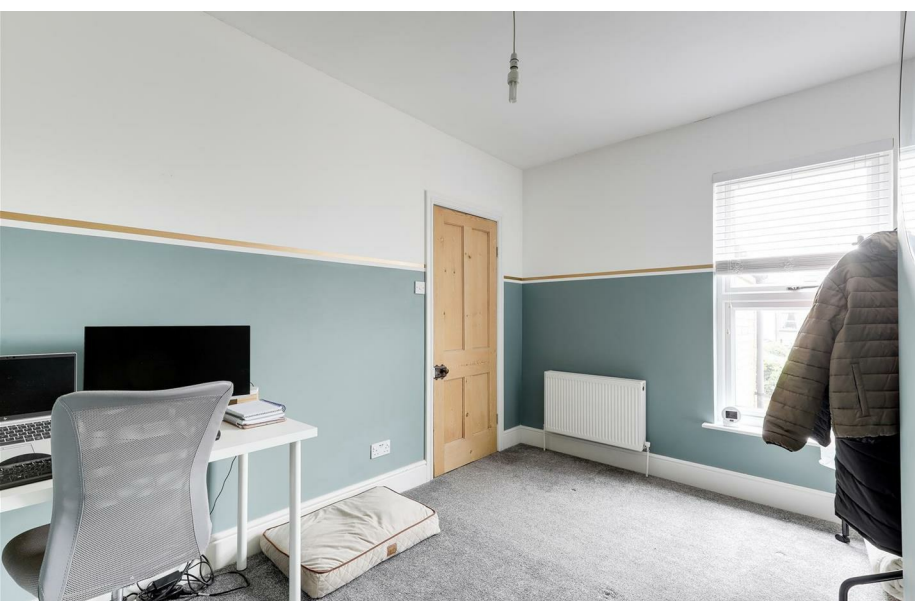


LOCATION LOCATION LOCATION...

This two-bedroom mid-terrace house is ideal for first-time buyers or those seeking a seamless transition into their new abode. Impeccably presented throughout, this residence boasts a prime location within easy reach of Arnold High Street, various local amenities, including the scenic Gedling Country Park, shops, and excellent transport connections. Step inside to discover two reception rooms on the ground floor, seamlessly connecting to a fitted kitchen and access to practical cellars. Ascend to the first floor, where two double bedrooms await alongside a newly installed three-piece bathroom suite. Outside, the property offers on-street parking to the front, while the rear unveils a low-maintenance, south-facing garden.

MUST BE VIEWED





- Terraced House
- Two Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- New Three Piece Bathroom Suite
- Two Cellars
- South Facing Enclosed Rear Garden
- Excellent Transport Links
- Well Presented Throughout
- Must Be Viewed





GROUND FLOOR

Dining Room

12'0" x 11'1" (3.67 x 3.38)

The dining room has a UPVC double-glazed window to the front elevation, a vertical radiator, wood flooring, a recessed chimney breast alcove, coving and a UPVC single door providing access into the accommodation.

Living Room

11'10" x 11'8" (3.63 x 3.57)

The living room has a UPVC double-glazed window to the rear elevation, a vertical radiator, wood flooring, a feature fireplace with a decorative surround, coving and access to the cellars.

Kitchen

9'0" x 7'0" (2.76 x 2.15)

The kitchen has a range of fitted shaker style base and wall units with worktops, a stainless steel sink and a half with a swan neck mixer tap, an integrated oven, a gas hob, space for a fridge freezer, space and plumbing for a washing machine, a radiator, partially tiled walls, tiled flooring, a UPVC double-glazed window to the rear elevation and a UPVC single door with an obscure glass insert providing access out to the garden.

BASEMENT

Cellar One

11'3" x 5'8" (3.43 x 1.74)

The first cellar space has space for storage.

Cellar Two

11'2" x 6'0" (3.42 x 1.85)

The second cellar space has space for storage, lighting and a wall-mounted consumer unit.

FIRST FLOOR

Landing

15'9" x 2'9" (4.82 x 0.86)

The landing has carpeted flooring and recessed spotlights and provides access to the first floor accommodation.

Master Bedroom

12'0" x 11'0" (3.67 x 3.37)

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

Bedroom Two

12'0" x 8'8" (3.66 x 2.65)

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

Bathroom

9'0" x 7'0" (2.76 x 2.14)

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

OUTSIDE

Front

To the front of the property is a small garden patio with a fence panelled boundary and gate, along with the availability for on-street parking.

Rear

To the rear of the property is a private enclosed garden with a fence panelled boundary, a patio area, a raised decking area and a single wooden 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)

220 Mbps (Highest available upload speed)

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

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Low risk of flooding

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – Historic insurance claim because of subsidence due to

next door (7) subsidence, includes certificate of structural

adequacy

Communal Facilities - Neighbours to the right have garden access (houses 11,13)

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.

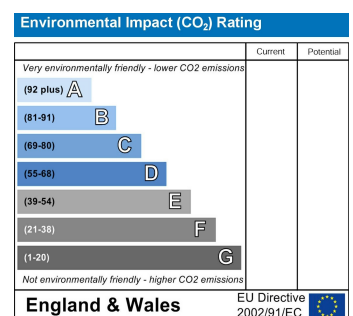
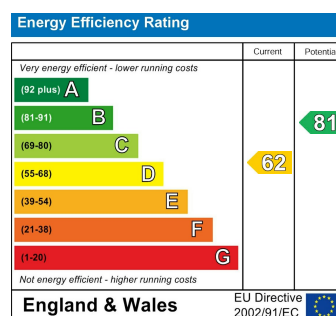
The vendor has advised the following:

Property Tenure is Freehold

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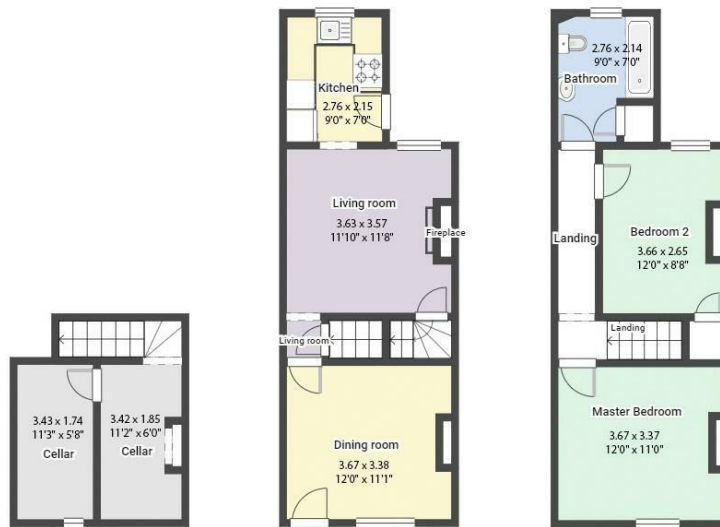
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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