

HoldenCopley

PREPARE TO BE MOVED

High Street, Arnold, Nottinghamshire NG5 7DG

Guide Price **£175,000 - £195,000**

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NO UPWARD CHAIN...

Welcome to this semi-detached house, nestled within a vibrant community and boasting an enviable location near an array of amenities. Situated just a stone's throw away from shops, schools, eateries, and various conveniences, this home offers the epitome of convenient living. With excellent transport links nearby, commuting becomes effortless, making it an ideal choice for a range of buyers. Upon entering, you're greeted by an entrance hall that leads seamlessly into the spacious living room and dining room, perfect for both relaxation and entertaining. The fitted kitchen adds practicality and style to the ground floor, with convenient access to the cellar providing additional storage space. Ascending to the first floor, you'll find two comfortable bedrooms and a four-piece bathroom suite, offering a haven for relaxation and rejuvenation. Further enhancing the appeal of this property is the versatile loft space, accessible via stairs, providing endless possibilities for customization to suit your needs. Outside, the property boasts both front and rear gardens, offering a blend of privacy and outdoor enjoyment. The front garden is enclosed with a fence panelled boundary and gated access, while the rear garden is low-maintenance. Additionally, gated access leads to a detached garage with an up-and-over door, conveniently situated on the driveway.

MUST BE VIEWED





- Semi Detached House
- Two Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Loft Room & Cellar
- Four Piece Bathroom Suite
- Driveway & Garage
- Enclosed Rear Garden
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, a decorative ceiling arch, and a wooden door providing access into the accommodation.

Living Room

11'6" x 11'5" (3.53m x 3.48m)

The living room has two double glazed wooden windows to the front and side elevation, a radiator, a feature fireplace with a wooden surround and marble hearth, a TV point, and wood-effect flooring.

Dining Room

14'10" x 11'6" (4.53m x 3.52m)

The dining room has two double glazed wooden windows to the rear and side elevation, a radiator, a feature fireplace with a wooden surround and marble hearth, a TV point, and wood-effect flooring.

Kitchen

8'11" x 6'11" (2.72m x 2.11m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated double oven, gas ring hob and extractor fan, space for a fridge freezer, space for an under-counter fridge, tiled splashback, wood-effect flooring, a double glazed wooden window to the rear elevation, and a single door opening out to the rear garden.

BASEMENT

Cellar

14'11" x 11'5" (4.57m x 3.48m)

The cellar is split into three sections with ample storage.

FIRST FLOOR

Landing

The landing has a double glazed wooden window to the side elevation, carpeted flooring, and access to the first floor accommodation.

Bedroom One

11'5" x 11'5" (3.50m x 3.49m)

The first bedroom has two double glazed wooden windows to the front and side elevation, a radiator, a range of fitted wardrobes, and carpeted flooring.

Bedroom Two

11'7" x 8'8" (3.54m x 2.65m)

The second bedroom has a double glazed wooden window to the rear elevation, a radiator, and carpeted flooring.

Bathroom

8'10" x 8'3" (2.70m x 2.54m)

The bathroom has a double glazed wooden obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture and shower screen, a double shower enclosure with a wall-mounted shower fixture, a chrome heated towel rail, floor-to-ceiling tiling, and wood-effect flooring.

SECOND FLOOR

Loft Room

14'8" x 13'10" (4.49m x 4.23m)

The loft room has a double glazed wooden window to the side elevation, a radiator, and carpeted flooring.

OUTSIDE

Front

To the front of the property is an enclosed garden with a fence panelled boundary, and gated access.

Rear

To the rear of the property is a low-maintenance garden, fence panelled boundary with gated access providing access to a detached garage with an up-and-over door opening out onto the driveway.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 220Mbps

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

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

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.

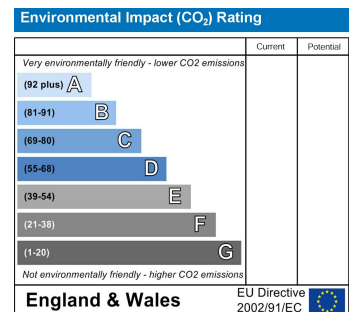
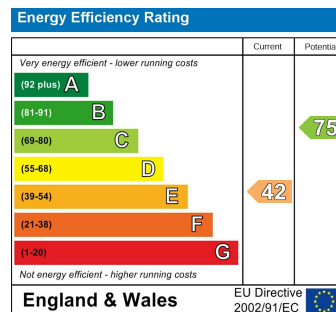
The vendor has advised the following:

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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