

HoldenCopley

PREPARE TO BE MOVED

Arnside Close, Bestwood Park, Nottinghamshire NG5 5HJ

£200,000

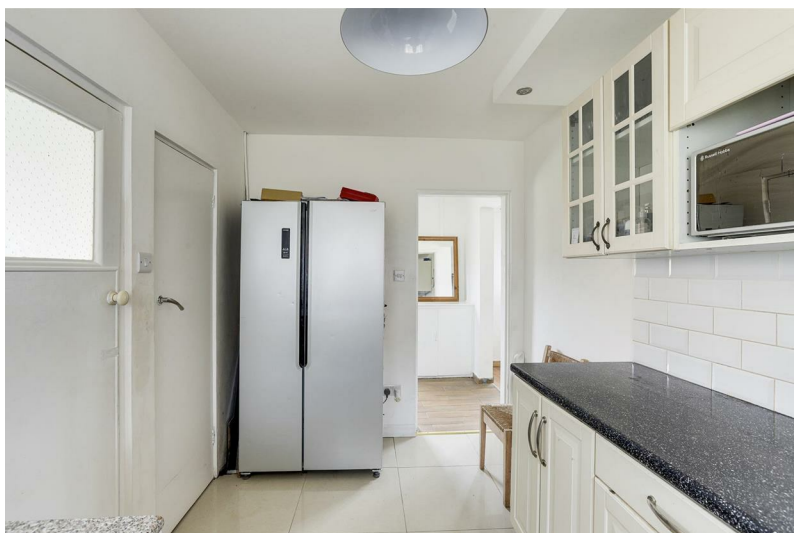
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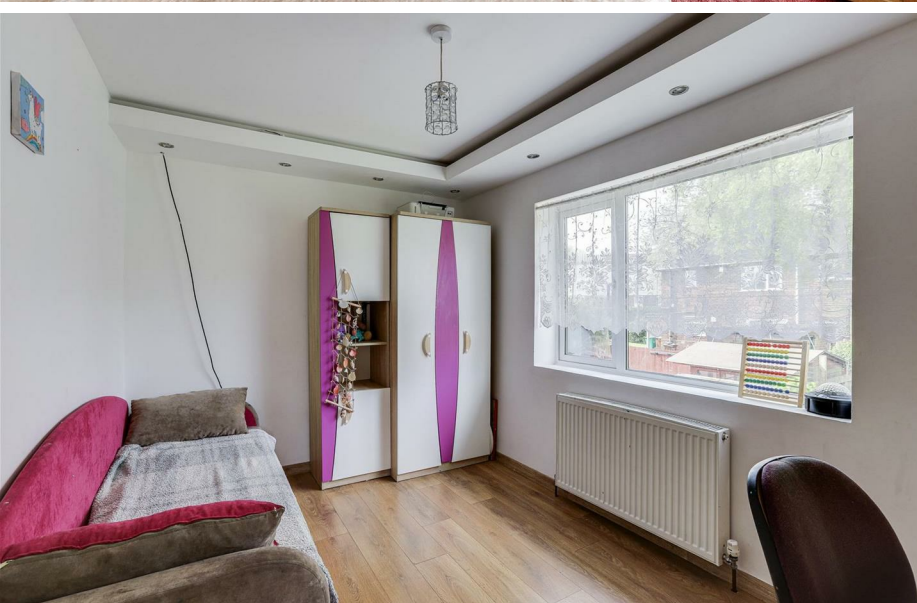


PERFECT FAMILY HOME...

This three-bedroom end terrace house epitomises family-friendly living. Positioned within easy reach of an array of local amenities from shops, eateries, excellent transport connections and great school catchments, this residence ensures every necessity is effortlessly met. The ground floor greets you with an entrance hall leading to a spacious living/dining room. Adjacent lies a fitted kitchen, complemented by a convenient W/C. Ascending to the first floor unveils three bedrooms. Additionally, access to a versatile loft space and a three-piece bathroom suite. Outside, a driveway and steel shed grace the front, while the rear unveils a private garden complete with a patio area, lawn and handy outhouse. With its blend of comfort, functionality, and prime location, this property stands as an irresistible haven for discerning family buyers.

MUST BE VIEWED





- End Terrace House
- Three Bedrooms
- Living/Dining Room
- Fitted Kitchen
- Ground Floor W/C
- Three Piece Bathroom Suite
- Outhouse & Exterior Steel Shed
- Off Street Parking
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Entrance Hall

10'8" x 5'10" (max) (3.27m x 1.78m (max))

The entrance hall has wood-effect flooring, a built-in cupboard, a radiator, a UPVC double-glazed obscure window, carpeted stairs and a UPVC single door providing access into the accommodation.

Living/Dining Room

19'5" x 11'8" (max) (5.94m x 3.57m (max))

The living/dining room has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator and a single door providing access out to the garden.

Kitchen

12'11" x 7'4" (3.96m x 2.26m)

The kitchen has a range of fitted wall and base units with worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven, an electric hob with an extractor fan, space and plumbing for a dishwasher and washing machine, space for a fridge-freezer, partially tiled walls, tile flooring, recessed spotlights, access to the pantry and a UPVC double-glazed window to the rear elevation.

W/C

5'5" x 2'10" (1.66m x 0.87m)

This space has a low level flush W/C, wood-effect flooring, a radiator, recessed spotlights and a UPVC double-glazed obscure window to the side elevation.

Side Entrance

3'0" x 2'11" (0.93m x 0.91m)

This space has wood-effect flooring and a UPVC single door providing access out to the garden.

FIRST FLOOR

Landing

10'8" x 8'2" (max) (3.27m x 2.51m (max))

The landing has wood-effect flooring, access to the loft, a built-in cupboard, recessed spotlights and two UPVC double-glazed windows to the side elevation.

Master Bedroom

11'8" x 10'8" (max) (3.58m x 3.27m (max))

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

Bedroom Two

11'8" x 8'5" (3.57m x 2.57m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, a wood-effect feature wall, recessed spotlights and a built-in cupboard with bifold doors.

Bedroom Three

10'9" x 7'9" (max) (3.30m x 2.37m (max))

The third bedroom has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator, a wood-effect feature wall, a built-in bed with ladders and recessed spotlights.

Bathroom

6'11" x 5'4" (2.11m x 1.65m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with an overhead rainfall shower and a handheld shower, partially tiled walls, a radiator, an extractor fan and two double-glazed obscure windows to the rear and side elevation.

OUTSIDE

Front

To the front of the property is a garden with a lawn, a path that can be accessed via a wooden gate, a steel shed and a driveway.

Rear

To the rear of the property is private garden with a fence, shrub and brick wall boundary, a patio area, a lawn and an outhouse.

Large Steel Shed

12'5" x 8'11" (3.79m x 2.73m)

This space has power points and shelving.

Outhouse

9'9" x 6'7" (2.98m x 2.03m)

This space has shelving and fitted wall units.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric or Gas Central Heating – Connected to Mains Supply

Septic Tank – Yes / No

Broadband – Fibre

Broadband Speed - Superfast 1000 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Phone Signal – All 4G, some 3G & 5G

Sewage – Mains Supply

Flood Risk –

High risk of flooding

Flood Defenses – Yes / No

Non-Standard Construction – Yes / No (if not then put what it is made of)

Any Legal Restrictions – Yes / No

Other Material Issues –

DISCLAIMER

Council Tax Band Rating - Nottingham City 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.

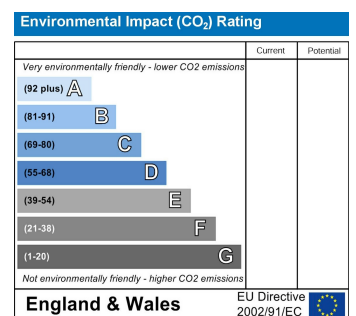
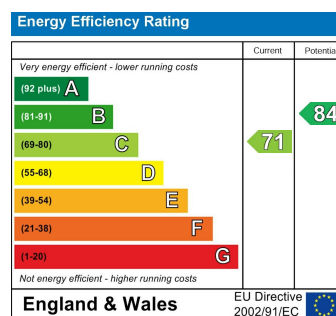
The vendor has advised the following:

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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