

HoldenCopley

PREPARE TO BE MOVED

Willbert Road, Arnold, Nottinghamshire NG5 8EE

Guide Price £220,000 - £225,000

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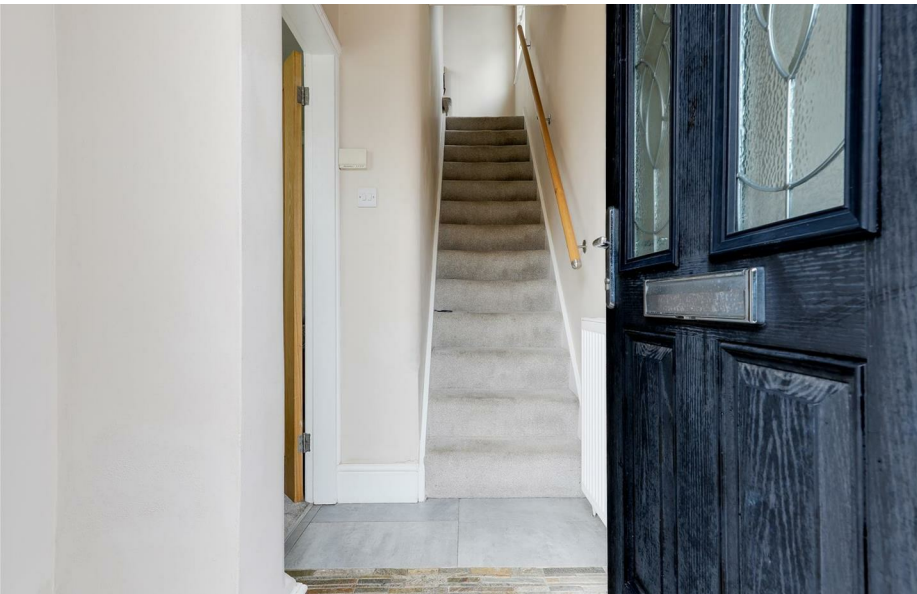
GUIDE PRICE £220,000 - £225,000

SEMI DETACHED HOUSE...

Nestled in a highly sought-after location, this semi-detached house offers an ideal living space for a variety of buyers. Conveniently situated close to shops, schools, eateries, and boasting excellent transport links into Nottingham City Centre and surrounding areas, this property combines comfort with accessibility. The ground floor features a hallway, a cosy living room, a fitted kitchen, and a dining room that opens out through patio doors to the rear garden. The first floor comprises of two bedrooms and a modern three-piece bathroom suite. Outside, the front of the property is adorned with gravelled areas, a driveway, and a garage providing ample storage with an up-and-over door. The rear garden is a private retreat, complete with a decking seating area, courtesy lighting, planted borders brimming with various shrubs and plants, a lawn, a patio area, and a secure fence panelled boundary. This delightful home is perfect for those seeking a blend of convenience, comfort, and outdoor enjoyment.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Three Piece Bathroom Suite
- Driveway & Garage
- Enclosed Rear Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Hallway

5'1" x 4'1" (1.57 x 1.27)

The hallway has vinyl flooring, carpeted stairs, a radiator, and a composite doors providing access into the accommodation.

Living Room

12'5" x 12'5" (3.81 x 3.80)

The living room has a UPVC double glazed window to the front elevation, a TV point, a feature fireplace, a radiator, coving to the ceiling, and carpeted flooring.

Kitchen

12'4" x 8'4" (3.77 x 2.55)

The kitchen has a range of fitted base and wall units with a solid wood worktop, a composite sink and half with a swan next mixer tap and drainer, an integrated double oven, gas ring hob, stainless steel splashback, and an extractor fan, recessed spotlights, a radiator, two in-built cupboards, tiled flooring, and open access into the dining room.

Dining Room

14'2" x 11'1" (4.32 x 3.40)

The dining room has a UPVC double glazed window to the rear elevation, two Velux windows, recessed spotlights, two radiators, a log burner with a tiled hearth, tiled flooring, and patio doors opening out to the rear garden.

FIRST FLOOR

Landing

7'2" x 2'4" (2.19 x 0.73)

The landing has a UPVC double glazed window to the side elevation, carpeted flooring, access into the boarded loft with lighting, and access to the first floor accommodation.

Master Bedroom

12'7" x 9'4" (3.84 x 2.86)

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

Bedroom Two

9'7" x 7'11" (2.93 x 2.42)

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

Bathroom

7'1" x 6'8" (2.18 x 2.04)

The bathroom has a UPVC double glazed window to the rear elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted shower fixture with rainfall and handheld shower head and shower screen, a chrome heated towel rail, a radiator, recessed spotlights, partially tiled walls, and vinyl flooring.

OUTSIDE

Front

To the front of the property is gravelled areas, a driveway, and a garage.

Garage

17'3" x 7'4" (5.27 x 2.25)

The garage has ample storage, and an up-and over door opening onto the driveway.

Rear

To the rear of the property is an enclosed garden with a decking seating area to the side, courtesy lighting, planted borders with various shrubs and plants, a lawn, patio area, and fence panelled boundary.

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 & Upload speed

220Mbps

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

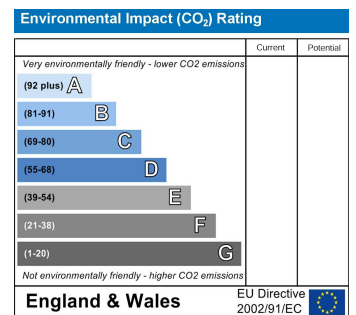
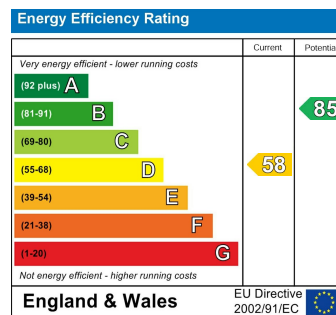
The vendor has advised the following:

Property Tenure is Freehold

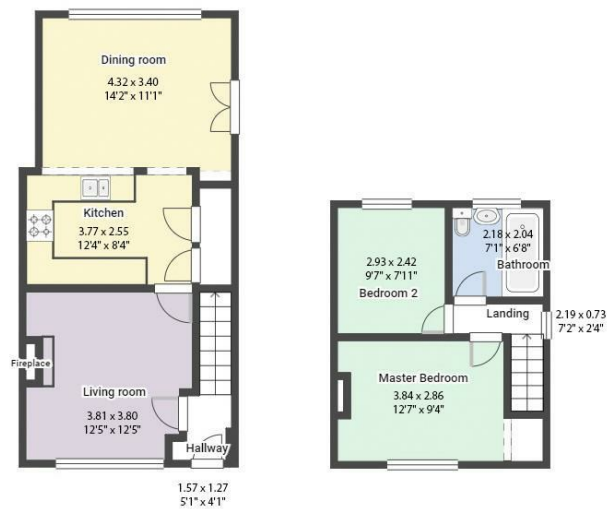
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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