

HoldenCopley

PREPARE TO BE MOVED

High Street Avenue, Arnold, Nottinghamshire NG5 7DF

£240,000

WELL-PRESENTED THROUGHOUT...

Welcome to this recently renovated two-bedroom semi-detached house, perfect for first-time buyers. Situated in a popular location just a short walk from Arnold High Street, this property offers easy access to many amenities including shops, eateries, parks, schools, and excellent commuting links. Inside, you'll find a modern kitchen that has recently been installed, and designed to meet all your culinary needs. Adjacent to the kitchen is a convenient utility room. The spacious reception room is flooded with natural light, thanks to the large double French doors that open out to the rear garden, creating a bright and inviting space for relaxation and entertaining. The upper level features two generous double bedrooms and a stylish bathroom, offering comfortable living spaces. Additionally, the loft room on the next level provides a versatile space that includes a roll-top freestanding bath, perfect for a private retreat. Outside, the rear, you'll find an enclosed garden, ideal for outdoor living. It features a patio area and pathway, a well-maintained lawn, various plants and shrubs, a wall-mounted awning, and decorative stones, creating a perfect outdoor space. The gated entrance leads to off-road parking spaces and a brick-built garage, offering ample storage space or additional parking.

MUST BE VIEWED



- Semi-Detached House
- Two Bedrooms
- Reception
- Modern Kitchen
- Stylish Bathroom
- Loft Room
- Off-Road Parking & Garage
- Enclosed Rear Garden
- Popular Location
- Must Be Viewed

GROUND FLOOR

Entrance Hall

2'11" x 5'6" (0.90m x 1.69m)

The entrance hall has tiled flooring, recessed spotlights, an in-built storage cupboard and a single composite door providing access into the accommodation.

Kitchen

8'10" x 9'2" (2.70m x 2.80m)

The kitchen has a range of fitted base and wall units with worktops, a Belfast style sink with a mixer tap, an integrated double oven, an integrated hob, dishwasher, space and plumbing for a washing machine, recessed spotlights, a vertical radiator, tiled flooring and a UPVC double-glazed window to the front elevation.

Utility Room

8'11" x 2'7" (2.74m x 0.80m)

The utility room has tiled flooring, and ample storage space.

Living Room

12'7" x 17'1" (3.84m x 5.22m)

The living room has laminate wood-effect flooring, a radiator, full-height UPVC double-glazed windows and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

3'0" x 9'3" (0.93m x 2.82m)

The landing has tiled flooring and access to the first floor accommodation.

Master Bedroom

8'11" x 12'7" (2.72m x 3.84m)

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

Bedroom Two

12'7" x 10'5" (3.84m x 3.20m)

The second bedroom has tiled flooring, a radiator and a UPVC double-glazed window to the rear elevation.

Bathroom

7'8" x 4'11" (2.36m x 1.50m)

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a walk-in shower with an overhead rainfall shower and a handheld shower, partially tiled walls, a heated towel rail, tiled flooring, an extractor fan and recessed spotlights.

SECOND FLOOR

Loft Room

10'5" x 7'9" (3.18m x 2.36m)

This space has laminate wood-effect flooring, a radiator, a freestanding double-ended bath with central taps and a Velux window.

OUTSIDE

Front

to the front of the property is access to off-street permit parking, access to the rear garden and a brick-wall boundary.

Rear

To the rear of the property is an enclosed garden with a patio area and pathway, a lawn, a range of plants and shrubs, a wall-mounted awning, decorative stones, fence panelling boundary and gated access at the rear to provide access to the off-road parking and access to the brick-built garage that offer ample storage space or additional parking.

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.

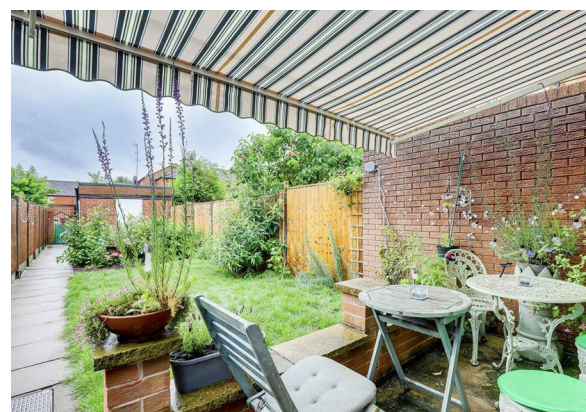
The vendor has advised the following:

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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



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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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