

# HoldenCopley

PREPARE TO BE MOVED

Brook Gardens, Arnold, Nottinghamshire NG5 7FD

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Guide Price £180,000

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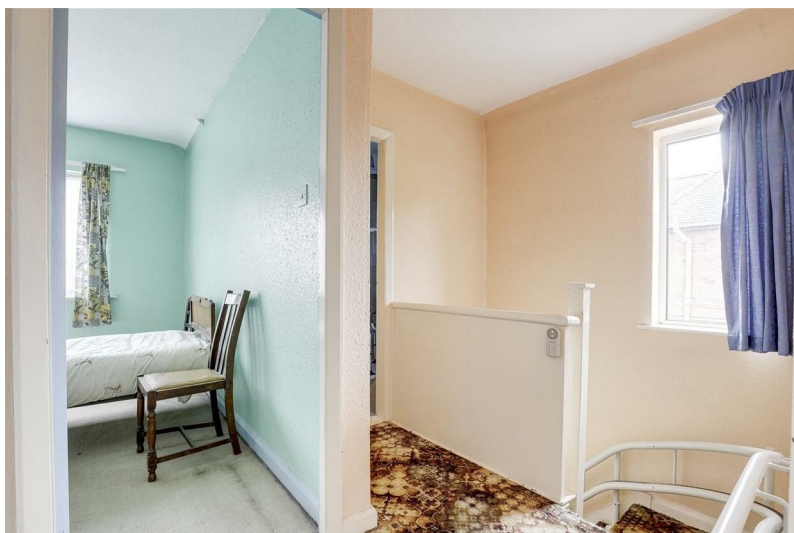


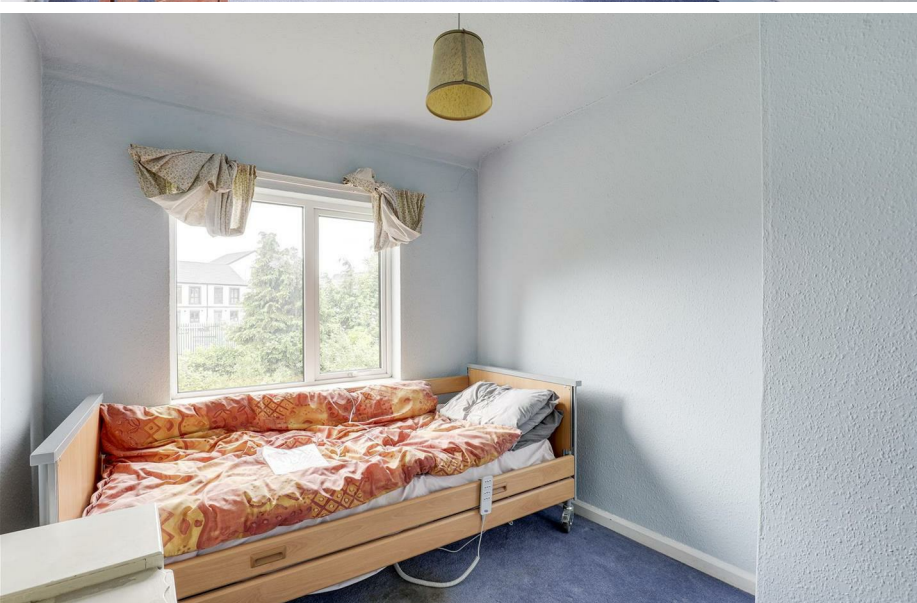
Guide Price £180,000 - £200,000

## LOCATION LOCATION LOCATION...

This three-bedroom semi-detached house presents an ideal opportunity for investors or anyone eager to create their dream home. Nestled in a sought-after location, it boasts close proximity to a plethora of local amenities including the scenic Gedling Country Park, various shops, excellent transport links and highly regarded school catchments. The ground floor features an entrance hall, a living room, a fitted kitchen and a convenient W/C. Upstairs, the first floor offers three bedrooms, a modern three-piece bathroom suite and access to a boarded and insulated loft, perfect for additional storage. The front of the property is enhanced by a garden with a lawn, a driveway and a garage. At the rear, you'll find a large, south-facing garden with a lawn, offering ample space for potential extension. This property is a hidden gem, ready to be transformed into a beautiful family home or a lucrative investment.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Living Room
- Fitted Kitchen
- Ground Floor W/C
- Three Piece Bathroom Suite
- Large South Facing Garden
- Driveway & Garage
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Entrance

The entrance hall has carpeted flooring and stairs, a stair lift and a single door providing access into the accommodation.

### Kitchen

11'4" x 6'11" (3.46m x 2.12m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer, space for a freestanding cooker, space for a fridge, partially tiled walls, laminate flooring, a radiator, a wall-mounted phone and a UPVC double-glazed window to the front elevation.

### Living Room

13'6" x 11'4" (4.13m x 3.46m)

The living room has a UPVC double-glazed window to the rear elevation, a radiator, carpeted flooring, a dado rail, a TV point and a feature fireplace with a decorative surround.

### W/C

5'6" x 3'9" (1.70m x 1.16m)

This space has a low level flush W/C, a wall-mounted wash basin, a radiator, vinyl flooring and two UPVC double-glazed obscure windows to the rear and side elevation.

### Back Porch

The back porch has vinyl flooring, a built-in cupboard and a single UPVC door providing access out to the garden.

## FIRST FLOOR

### Landing

The landing has carpeted flooring, a UPVC double-glazed window to the side elevation, access to the boarded insulated loft and provides access to the first floor accommodation.

### Master Bedroom

11'5" x 10'7" (3.48m x 3.23m)

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

### Bedroom Two

10'0" x 7'11" (3.07m x 2.43m)

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

### Bedroom Three

9'2" x 5'11" (2.80m x 1.81m)

The third bedroom has a UPVC double-glazed window to the rear elevation and carpeted flooring.

### Bathroom

5'6" x 4'6" (1.68m x 1.38m)

The bathroom has a low level flush W/C, a fitted shower enclosure with an electric shower, a towel rail, grab handles, an extractor fan, tiled flooring, partially tiled walls, a chrome heated towel rail and a UPVC double-glazed window to the front elevation.

## OUTSIDE

### Front

To the front of the property is a small garden with a lawn and a hedge boundary, a driveway, a garage and double iron gates.

### Rear

To the rear of the property is a south facing garden with a lawn and a hedge boundary, trees and a shed.

## 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 - Superfast 1000 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Phone Signal – All 3G & 4G available, most 5G

Sewage – Mains Supply

No flooding in the past 5 years - Very low risk of flooding

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – Garage is original and is blue asbestos

## 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.

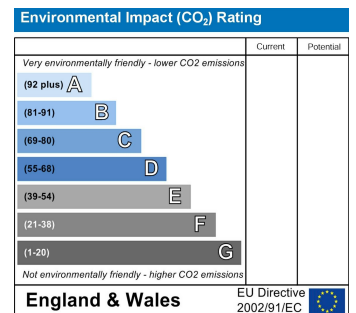
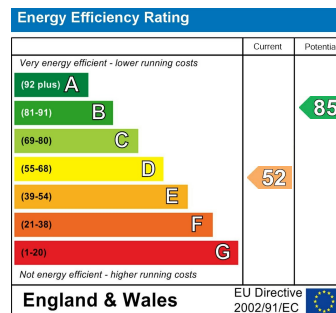
The vendor has advised the following:

Property Tenure is Freehold

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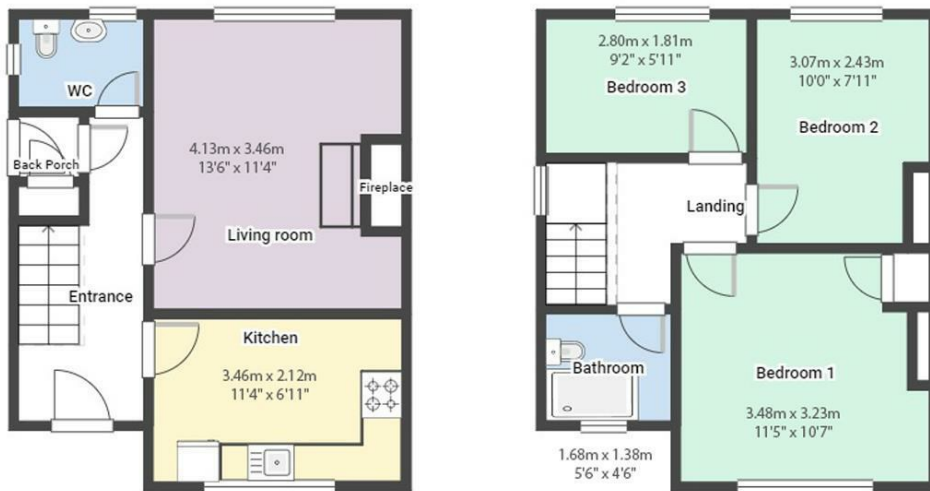
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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