

HoldenCopley

PREPARE TO BE MOVED

Arnold Road, Bestwood, Nottinghamshire NG5 5HL

£175,000

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NO UPWARD CHAIN...

This three bedroom semi-detached house would be the ideal purchase for any first time buyers looking to get onto the property ladder. The property offers plenty of space, is well-presented throughout and also benefits from being sold to the market with no upward chain, allowing the new buyers to move straight in! The property is situated in a popular location with easy access to local amenities, various schools and excellent transport links. The ground floor consists of an entrance hall, a spacious living room and a modern fitted kitchen. The first floor carries three bedrooms which are serviced by a stylish three-piece bathroom suite. To the front of the property is a driveway providing off-road parking and to the rear is a private enclosed garden with a well-maintained lawn and a stone paved area.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen
- Stylish Three-Piece Bathroom Suite
- Private Enclosed Garden
- Off-Road Parking
- No Upward Chain
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has wood-effect flooring, carpeted stairs and a single door providing access into the accommodation

Living Room

14'7" x 11'0" (4.46m x 3.37m)

The living room has wood-effect flooring, a TV point, a radiator and a UPVC double glazed window to the front elevation

Kitchen

8'4" x 17'9" (2.56m x 5.43m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer and a swan neck mixer tap, an integrated oven, an integrated gas hob, an extractor hood, space for a fridge freezer, space and plumbing for a washing machine and tumble dryer, space for a dining table, a pantry, tiled splashback, a radiator, recessed spotlights, a UPVC double glazed window to the rear elevation and a single door providing access to the rear garden

FIRST FLOOR

Landing

7'10" x 5'10" (2.41m x 1.79m)

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

Bedroom One

9'8" x 10'9" (2.96m x 3.28m)

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

Bedroom Two

9'7" x 9'11" (2.94m x 3.04m)

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

Bedroom Three

7'11" x 6'11" (2.42m x 2.11m)

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

Bathroom

6'6" x 6'7" (2.00m x 2.03m)

The bathroom has a low-level dual flush W/C, a pedestal wash basin with a mixer tap, a panelled bath with a hand-held shower fixture, a glass shower screen, a chrome heated towel rail, recessed spotlights, partially tiled walls and a UPVC double glazed obscure window to the front elevation

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking, a low-maintenance brick-walled garden with a lawn and gated access to the rear garden

Rear

To the rear of the property is a private enclosed garden with a

stone paved area, a well-maintained lawn, a shed, courtesy lighting, an outdoor tap and panelled fencing

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.

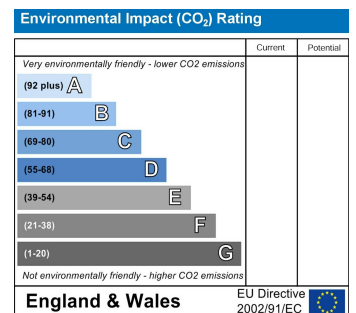
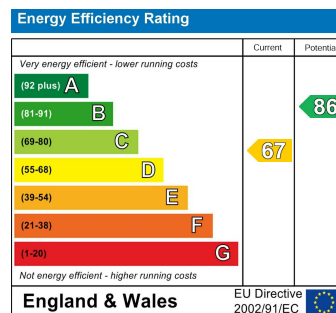
The vendor has advised the following:

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.

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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0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

info@holdencopley.co.uk

www.holdencopley.co.uk

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