

HoldenCopley

PREPARE TO BE MOVED

Canonbie Close, Arnold, Nottinghamshire NG5 8RA

£195,000

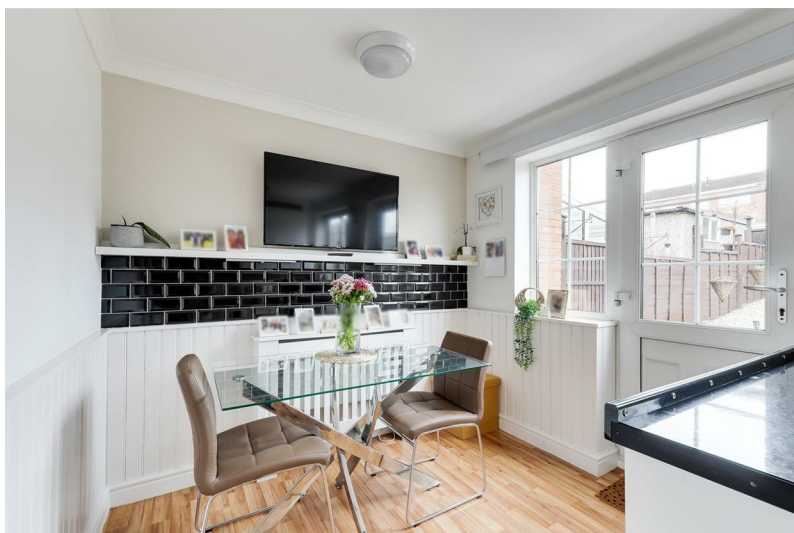
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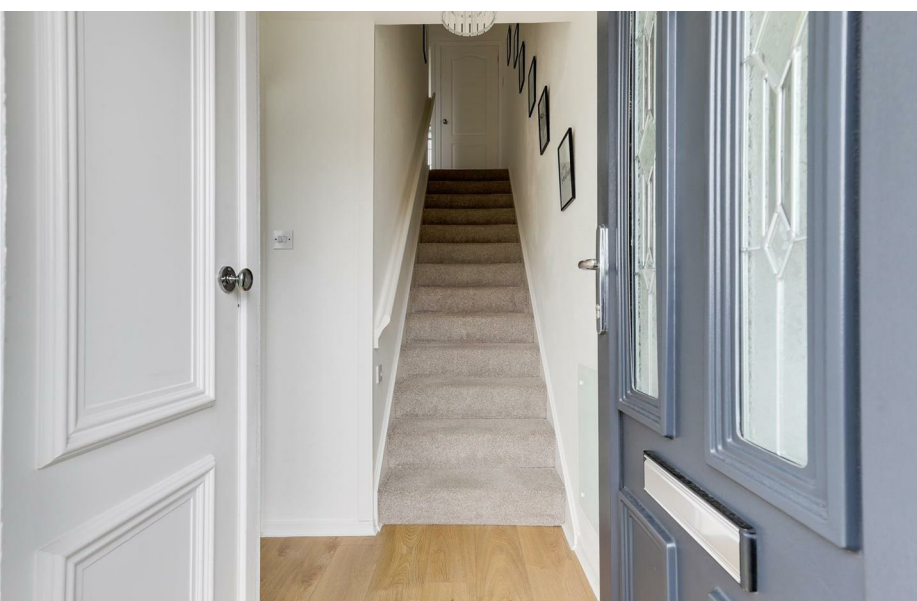


MID TERRACED HOUSE...

This well-presented mid-terraced house, situated in a highly sought-after location, offers easy access to local amenities including shops, schools, and more. Boasting excellent transport links into Nottingham City Centre and the surrounding areas, this property is ideal for a variety of buyers. Upon entering, you are greeted by a welcoming hallway leading to a spacious living room, featuring a charming bow window that floods the space with natural light. The modern fitted kitchen diner provides ample space for family meals and gatherings, with direct access to the rear garden. The first floor comprises two well-proportioned bedrooms and a three-piece bathroom suite. Externally, the property features a neatly maintained front garden with a lawn and gravelled border. The enclosed, low-maintenance rear garden includes a patio area perfect for outdoor entertaining, a shed for additional storage, pebbled and gravelled sections, and a fenced boundary. Convenient rear gate access leads to a garage and parking space, ensuring both security and convenience.

MUST BE VIEWED





- Mid Terraced House
- Two Bedrooms
- Spacious Living Room
- Fitted Kitchen Diner
- Three Piece Bathroom Suite
- Garage and Driveway
- Enclosed Rear Garden
- Popular Location
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Hallway

5'5" x 4'7" (1.67 x 1.40)

The hallway has wood-effect flooring, carpeted stairs, an in-built cupboard, and a UPVC door providing access into the accommodation.

Living Room

16'11" x 13'6" (5.17 x 4.13)

The living room has a UPVC double glazed bow window to the front elevation, a wall-mounted heater, a feature fireplace, a dado rail, coving to the ceiling, and wood-effect flooring.

Kitchen/Diner

13'5" x 9'10" (4.09 x 3.00)

The kitchen diner has a range of modern fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven, ceramic hob, and extractor fan, space for a freestanding fridge freezer, space for a dining table, a radiator, coving to the ceiling, partially tiled walls, wood-effect flooring, two UPVC double glazed windows to the rear elevation, and a UPVC door opening out to the rear garden.

FIRST FLOOR

Landing

6'9" x 2'8" (2.07 x 0.83)

The landing has carpeted flooring, an in-built cupboard, access into the loft, and access to the first floor accommodation.

Master Bedroom

13'10" x 10'4" (4.24 x 3.15)

The main bedroom has a UPVC double glazed window to the front elevation, a wall-mounted heater, fitted wardrobes, coving to the ceiling, and carpeted flooring.

Bedroom Two

11'3" x 7'7" (3.44 x 2.32)

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

Bathroom

8'1" x 5'8" (2.48 x 1.73)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with central taps, a wall-mounted shower fixture, and a bi-folding shower screen, a shaver socket, a chrome heated towel rail, partially tiled walls, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a lawn, and gravelled border.

Rear

To the rear of the property is an enclosed low-maintenance rear garden with a patio area, a shed, pebbled and gravelled areas, fence panelled boundary, gates access to the garage and parking space.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload

Speed 100Mbps

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

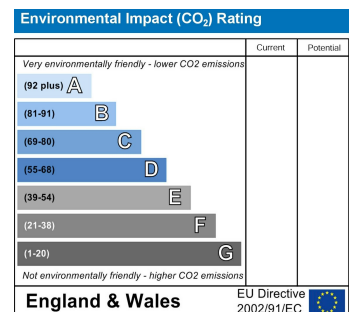
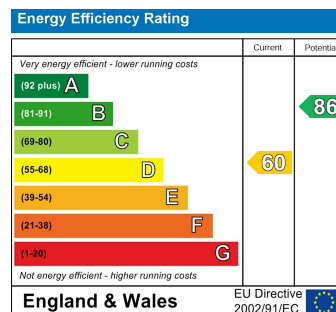
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The vendor has advised the following:

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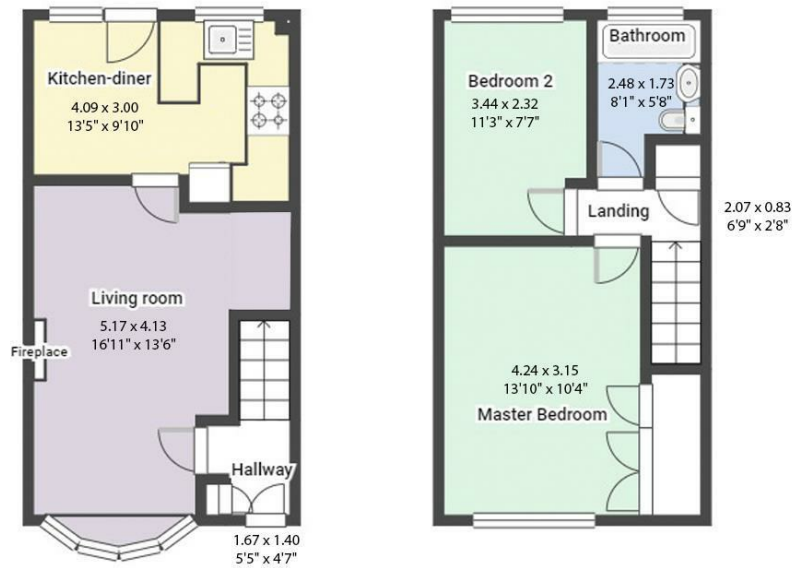
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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