

# HoldenCopley

PREPARE TO BE MOVED

Arnside Road, Bestwood, Nottingham NG5 5HH

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Offers Over £200,000

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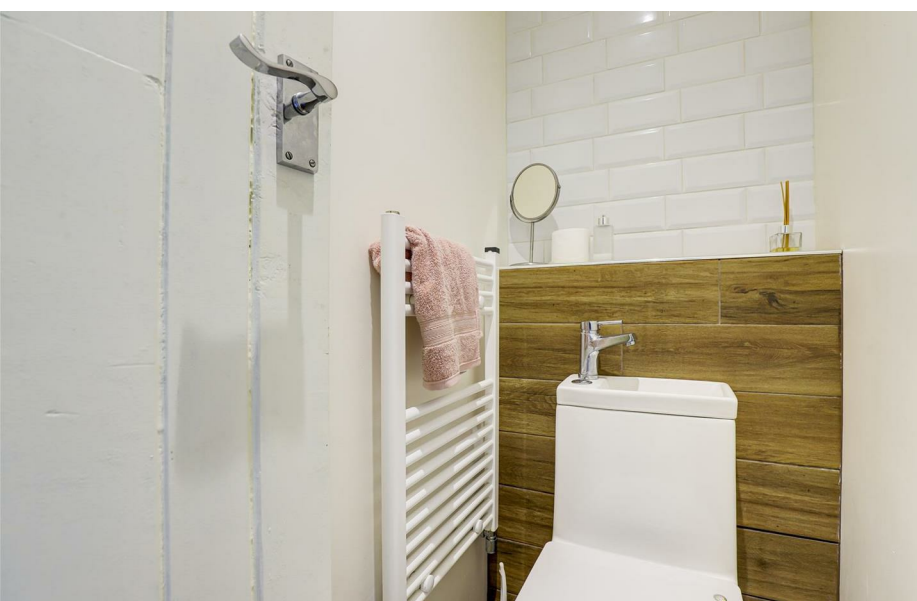


BEAUTIFULLY PRESENTED THROUGHOUT...

This three bedroom semi detached house is coming to the market beautifully presented throughout boasting of spacious, modern, neutral accommodation as well as offering ample in-built storage spanning over the two floors making the perfect purchase for any families looking to be located in the popular location of Bestwood within close proximity to a range of amenities such as shops, eateries and transport links into the City Centre. Internally the ground floor holds three good sized bedrooms all offering storage and serviced by a modern three piece family bathroom suite. Outside to the front is a courtyard style garden with steps leading to the accommodation and availability for on street parking and to the rear is an enclosed garden, Perfect for Summer!

MUST BE VIEWED...





- Semi Detached House
- Three Bedrooms
- Modern Fitted Kitchen
- Spacious Living/Diner
- Downstairs WC & Conservatory
- Modern Three Piece Bathroom Suite
- Ample Storage Throughout
- On Street Parking Available
- Popular Location
- 360 Virtual Tour





## ACCOMMODATION

### GROUND FLOOR

#### Living Room

19'4" x 11'7" (5.91m x 3.54m)

The living room has parquet effect flooring, coving to the ceiling, beading, recessed chimney breast with recessed chimney breast with feature fireplace, gas fire, marble effect hearth and mantelpiece, TV point, radiator, UPVC double glazed window to the front elevation and UPVC sliding doors providing access to the conservatory

#### Kitchen

7'6" x 19'4" (2.29m x 5.91m)

The kitchen has a range of parquet effect and tiled flooring with carpeted stairs, coving to the ceiling, recessed ceiling spotlights, a range of fitted wall and base units with fitted marble effect worksurfaces, under stair storage area, integrated oven with electric hobs and extractor fan, space and plumbing for a washing machine, fridge/freezer and other appliances, sink with drainer and mixer taps, radiator, UPVC double glazed window to the rear elevation and single UPVC door providing access into the accommodation

#### Conservatory

11'8" x 8'7" (3.58m x 2.64m)

The conservatory has tiled flooring, a range of fitted UPVC double glazed windows, vertical wall mounted radiator and single UPVC door providing access to the rear garden

#### Hall

2'10" x 2'11" (0.87m x 0.89m)

The hall has wood effect laminate flooring and a single UPVC door providing access to the store room

#### WC

5'2" x 2'8" (1.60m x 0.83m)

This area has wood effect laminate flooring, partially tiled walls, low level flush WC and a wall mounted towel rail

#### Store

19'4" x 4'7" (5.91m x 1.40m)

The store has courtesy lighting, windows to the side elevation and two single UPVC doors providing access to the front and rear elevation

### FIRST FLOOR

#### Landing

7'5" x 5'5" (2.28m x 1.67m)

The landing has wood effect laminate flooring, smoke alarm, loft hatch, access to an in-built storage cupboard and two UPVC double glazed windows to the side elevation

#### Master Bedroom

11'7" x 10'8" (3.54m x 3.26m)

The main bedroom has wood effect laminate flooring, a range of fitted wardrobes, radiator and UPVC double glazed window to the front elevation

#### Bedroom Two

8'5" x 11'7" (2.57m x 3.54m)

The second bedroom has wood effect laminate flooring, open storage area, radiator and a UPVC double glazed window to the rear elevation

#### Bedroom Three

7'8" x 7'6" (2.35m x 2.31m)

The third bedroom has wood effect laminate flooring, radiator, open storage area and UPVC double glazed window to the front elevation

#### Bathroom

7'2" x 5'6" (2.19m x 1.68m)

The bathroom has tiled flooring, tiled walls, low level flush WC, pedestal washbasin with mixer taps, radiator, double walk in shower enclosure with wall mounted electric shower and shower screen and two UPVC double glazed windows to the side and rear elevation

### OUTSIDE

#### Front

To the front is a tiered low maintenance courtyard style garden with a wall surround, gated access to the rear and availability for on street parking

#### Rear

To the rear is an enclosed garden with a patio seating area, lawn, a range of decorative plants and shrubs with a fence surround

## ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media, Cityfibre

Broadband Speed - Ultrafast available (FTTP) - 1000 Mbps (Highest available download speed) 1000 Mbps (Highest available upload speed)

Phone Signal – mostly 3G / 4G / 5G available with good coverage

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Area - very low risk of surface water flooding / very low risk of flooding from rivers and the sea

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## 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

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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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.

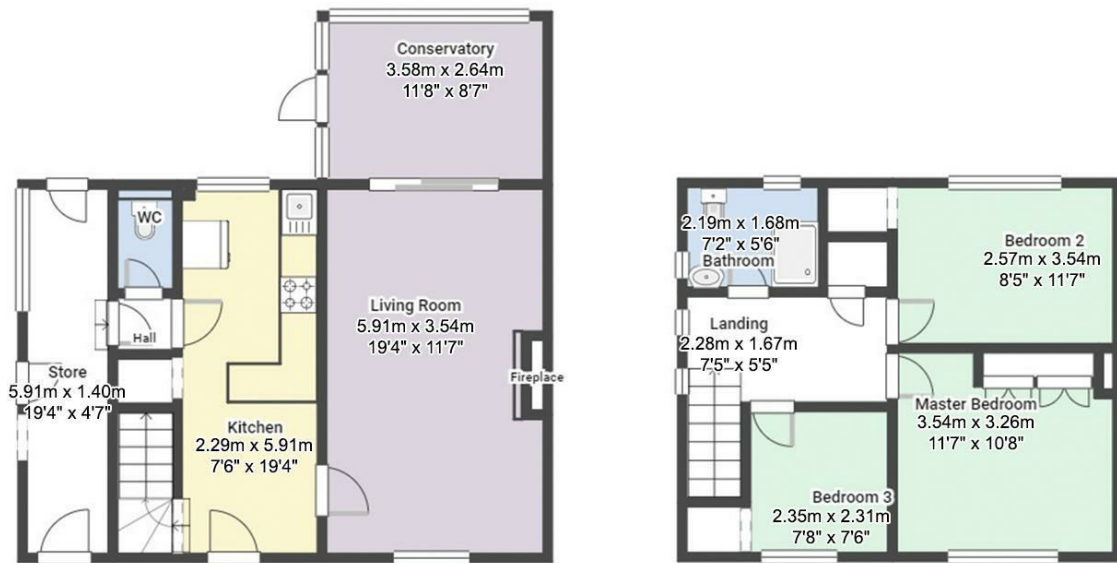
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		67	84

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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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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