

# HoldenCopley

PREPARE TO BE MOVED

Arnot Hill Road, Arnold, Nottinghamshire NG5 6LP

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**Guide Price £300,000**



Arnot Hill Road, Arnold, Nottinghamshire NG5 6LQ





GUIDE PRICE £300,000 - £325,000

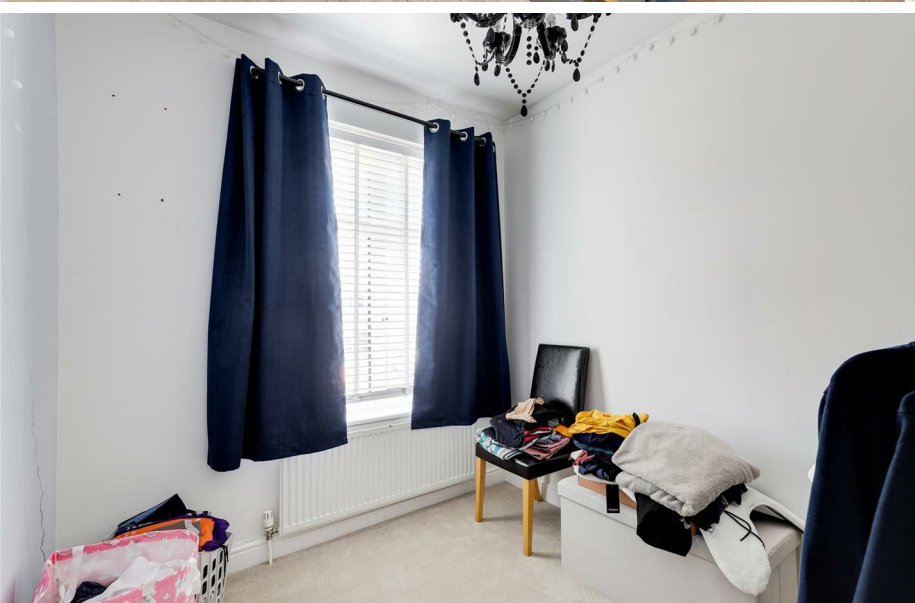
### POPULAR LOCATION...

This charming three-bedroom detached house is situated in a popular location, close to a range of local amenities. It's within walking distance to Arnold town centre, the popular Arnot Hill Park, great schools, and excellent commuting links. As you enter the house, a hallway provides access to the spacious living room a perfect area for relaxation and family gatherings. Adjacent to the living room is the dining room, which seamlessly transitions into the conservatory, offering a perfect space to relax and enjoy views of the garden. Completing the ground floor is a well-appointed fitted kitchen, designed to meet all your culinary needs. The upper level comprises two double bedrooms and a single bedroom, all serviced by a well-appointed three-piece bathroom suite. Outside, the front of the property features a driveway providing off-road parking and access to the garage. To the rear, you'll discover an enclosed private garden. It features a patio seating area, perfect for outdoor dining. The garden also includes a versatile outbuilding with an outdoor W/C, offering additional convenience. A lawn is bordered by a variety of plants and shrubs, and a pathway leads to an additional patio seating area, a perfect space to enjoy the outdoors.

### MUST BE VIEWED







- Detached House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Conservatory
- Three-Piece Bathroom Suite
- Outbuilding and Outdoor W/C
- Driveway & Garage
- Popular Location
- Must Be Viewed











## GROUND FLOOR

### Porch

6'6" x 2'5" (1.99 x 0.75)

The porch has vinyl flooring and double French doors providing access into the accommodation.

### Hallway

11'4" x 6'11" (3.47 x 2.11)

The hall has laminate flooring, carpeted stairs, a radiator, a picture rail and a single UPVC door providing access into the accommodation.

### Living Room

12'9" x 11'8" (3.89 x 3.58)

The living room has carpeted flooring, a radiator, a picture rail, a recessed chimney breast alcove and a UPVC double-glazed bay window to the front elevation.

### Dining Room

13'5" x 10'9" (4.11 x 3.30)

The dining room has laminate flooring, a radiator, a picture rail, a recessed chimney breast alcove, a UPVC double-glazed window to the rear elevation and a single door providing access to the conservatory.

### Conservatory

13'8" x 9'7" (4.19 x 2.93)

The conservatory has laminate flooring, a wall-mounted electric heater, a polycarbonate roof, UPVC double-glazed windows surround and double French doors opening out to the rear garden.

### Kitchen

9'1" x 7'9" (2.77 x 2.37)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and mixer tap, an integrated oven, gas hob & extractor fan, space and plumbing for a washing machine, partially tiled walls, a radiator, tiled flooring, two UPVC double-glazed windows to the side elevation and a single UPVC door providing access to the rear garden.

## FIRST FLOOR

### Landing

9'3" x 7'9" (2.84 x 2.38)

The landing has carpeted flooring, a radiator, a UPVC double-glazed obscure window to the side elevation, access to the first floor accommodation and access to the boarded loft with courtesy lighting via a dropdown ladder.

### Master Bedroom

14'9" x 10'11" (4.52 x 3.34)

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

### Bedroom Two

10'11" x 10'8" (3.34 x 3.27)

The second bedroom has carpeted flooring, a radiator, a picture rail, an original open fireplace and a UPVC double-glazed window to the front elevation.

### Bedroom Three

8'11" x 7'7" (2.73 x 2.32)

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

### Bathroom

7'9" x 5'9" (2.37 x 1.77)

The bathroom has a concealed low level dual flush W/C, a vanity storage unit with a wash basin, a double ended bath with central taps and a shower fixture, a heated towel rail, tiled walls, tiled flooring, recessed spotlights and two UPVC double-glazed obscure windows to the rear elevation.

## OUTSIDE

### Front

To the front of the property has a driveway providing off-road parking, access to the garage, gated access to the rear, fence panelling and brick wall boundary.

### Rear

To the rear of the property is an enclosed private garden with a paved patio area, access to the outbuilding and W/C, a lawn, a pathway leading down to an additional paved patio area, a variety of plants and shrubs and fence panelling boundary.

## Outbuilding

12'2" x 8'9" (3.72 x 2.68)

The outbuilding has courtesy lighting, power supply, partially tiled walls, fitted base and wall units with a worktop, two UPVC double-glazed windows and a single UPVC door to provide access.

## W/C

4'10" x 2'11" (1.49 x 0.90)

This space has a low level dual flush W/C, a wall-mounted boiler, courtesy lighting and a single UPVC door providing access.

## 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 - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 3G, 4G & 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 C

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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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		
		84
	57	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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		
<b>England &amp; Wales</b>	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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## 0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

[info@holdencopley.co.uk](mailto:info@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

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