

HoldenCopley

PREPARE TO BE MOVED

Calverton Road, Arnold, Nottinghamshire NG5 8FR

£170,000

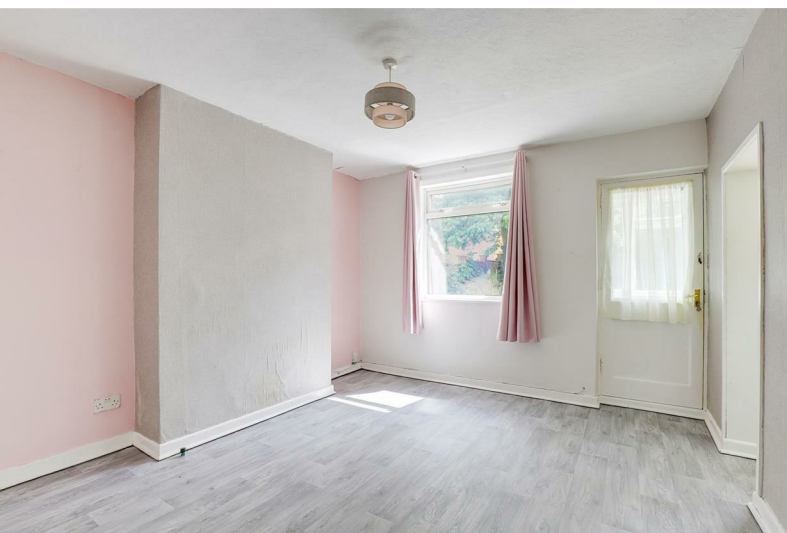
Calverton Road, Arnold, Nottinghamshire NG5 8FR

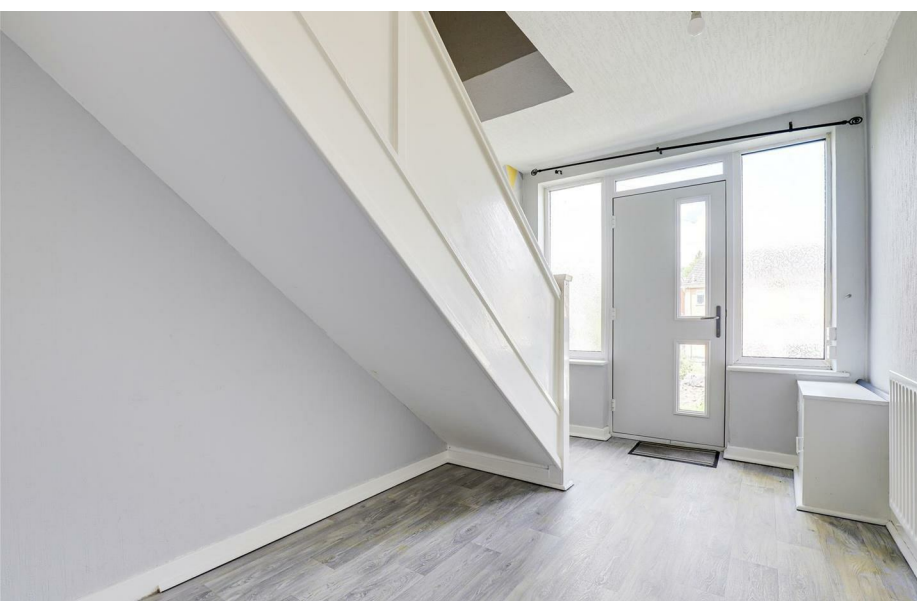


NO CHAIN...

This three-bedroom end-terrace house is an ideal choice for a wide range of buyers. Located in a highly sought-after area, the property is conveniently close to a range of local amenities, including the scenic Bestwood Country Park, shops, excellent transport links and highly regarded schools. The ground floor features an entrance hall, two spacious reception rooms and a well-appointed fitted kitchen. On the first floor, you'll find three comfortable bedrooms, a four-piece bathroom suite and access to the loft, providing ample storage space. The front of the property boasts a garden with a lawn and a driveway for convenient parking. The rear of the property offers a low-maintenance garden complete with a shed, perfect for outdoor storage or a small workshop. This home seamlessly blends comfort and convenience in a prime location.

MUST BE VIEWED





- End Terrace House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Four Piece Bathroom Suite
- Low Maintenance Rear Garden
- Off Street Parking
- Close To Local Amenities
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

7'11" x 12'9" (2.42m x 3.91m)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, a built-in cupboard and a single composite door providing access into the accommodation.

Living Room

10'5" x 13'1" (3.19m x 4.01m)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and wooden beams.

Dining Room

12'0" x 11'6" (3.68m x 3.52m)

The dining room has a UPVC double-glazed window to the rear elevation, wood-effect flooring, a radiator and a single wooden door providing access into the porch.

Rear Porch

4'10" x 3'4" (1.48m x 1.02m)

The rear porch has carpeted flooring, wooden double-glazed windows to the rear and side elevation and a single UPVC door providing access out to the garden.

Kitchen

6'4" x 11'10" (1.95m x 3.61m)

The kitchen has a range of fitted base and wall units with worktops, an integrated oven, an electric hob, a stainless steel sink with a drainer, space and plumbing for a washing machine, space for a fridge-freezer, a wall-mounted boiler, herringbone vinyl flooring, partially tiled walls and a UPVC double-glazed window to the rear elevation.

FIRST FLOOR

Landing

6'1" (max) x 11'2" (1.86m (max) x 3.42m)

The landing has carpeted flooring, access to the loft and provides access to the first floor accommodation.

Master Bedroom

12'0" x 12'0" (3.68m x 3.68m)

The main bedroom has UPVC double-glazed windows to the rear and side elevation, carpeted flooring and a radiator.

Bedroom Two

13'2" x 10'6" (4.03m x 3.22m)

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

Bedroom Three

4'4" x 13'3" (1.34m x 4.06m)

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

Bathroom

8'9" x 6'7" (2.69m x 2.03m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath, a fitted shower enclosure with an electric shower, wood-effect flooring, partially tiled walls, a radiator and a UPVC double-glazed window to the rear elevation.

OUTSIDE

Front

To the front of the property is a garden with a lawn and a driveway.

Rear

To the rear of the property is a low maintenance garden with 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 - Ultrafast- 1000 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

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

Sewage – Mains Supply

Flood Risk – No surface water flooding in the past 40 years

High risk of flooding - Surface water

Very low risk of flooding - Rivers and the sea

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. 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.

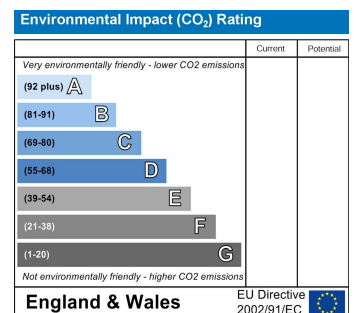
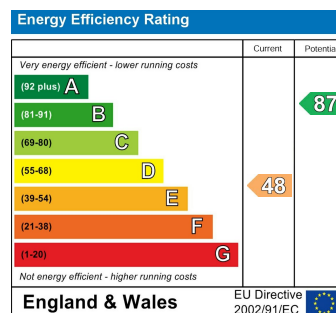
The vendor has advised the following:

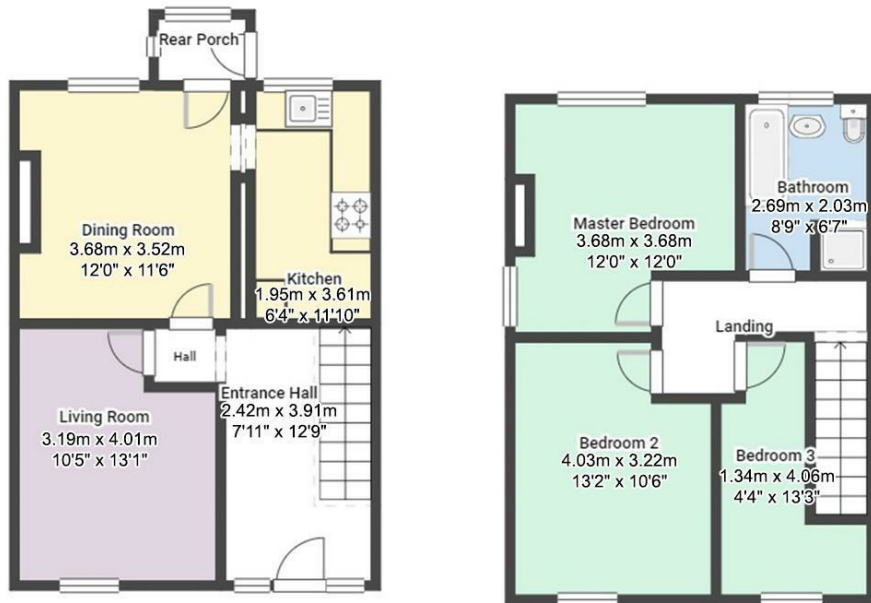
Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.





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.
© HoldenCopley

0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

info@holdencopley.co.uk

www.holdencopley.co.uk