

HoldenCopley

PREPARE TO BE MOVED

Widdington Close, Arnold, Nottinghamshire NG5 8TZ

£107,500

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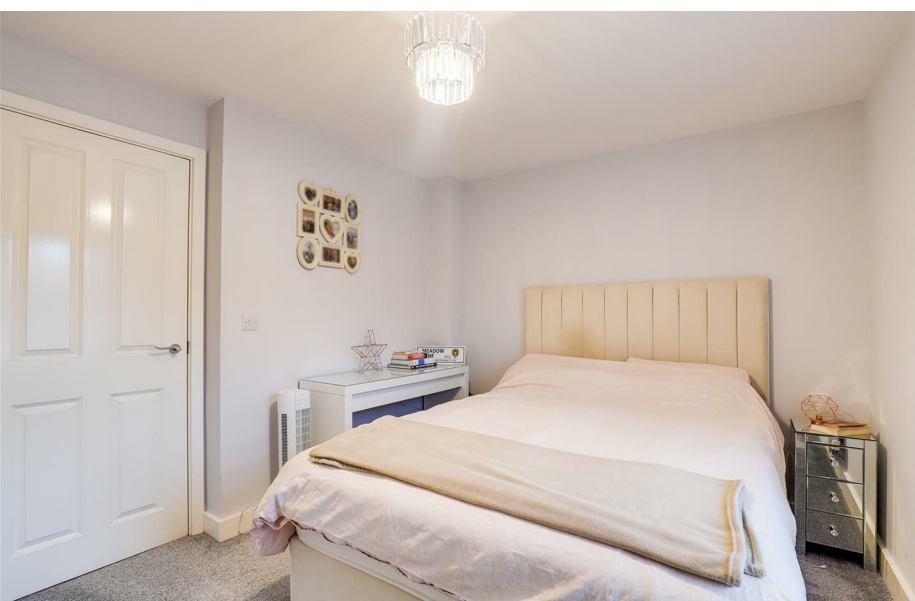


THE PERFECT STARTER HOME...

This two-bedroom mid-terraced house, offered to the market with 50% shared ownership, is an ideal opportunity for first-time buyers eager to step onto the property ladder. Impeccably maintained with neutral decor throughout, this home is ready for you to move straight in and start enjoying. Nestled in a quiet location, the property is conveniently close to various local amenities, excellent commuting links, and the beautiful countryside. The ground floor features an inviting entrance hall, a convenient W/C, a modern fitted kitchen, and a spacious living room that opens onto the garden through double French doors. Upstairs, you will find two double bedrooms and a four-piece bathroom suite. The exterior boasts a driveway at the front and a private, enclosed south-facing garden at the rear, perfect for outdoor relaxation and entertaining.

MUST BE VIEWED





- Mid-Terraced House
- Two Double Bedrooms
- Modern Fitted Kitchen
- Spacious Living Room
- Ground Floor W/C
- Four-Piece Bathroom Suite
- Driveway
- South-Facing Garden
- 50% Shared Ownership
- Popular Location





GROUND FLOOR

Entrance Hall

9'11" x 3'3" (3.03m x 1.00m)

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

Kitchen

9'11" x 6'0" (3.04m x 1.85m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with taps and drainer, an integrated oven with a gas hob and extractor fan, space and plumbing for a washing machine, space for a fridge freezer, tiled splashback, vinyl flooring, a radiator, and a UPVC double-glazed window to the front elevation.

W/C

6'1" x 2'9" (1.87m x 0.86m)

This space has a low level dual flush W/C, a wash basin, tiled splashback, vinyl flooring, a radiator, a chrome towel rail, an extractor fan, and a wall-mounted consumer unit.

Living Room

15'10" x 12'9" (4.84m x 3.90m)

The living room has wood-effect flooring, a TV point, a radiator, an in-built cupboard, full height UPVC double-glazed windows to the rear elevation, and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

5'8" x 3'1" (1.75m x 0.95m)

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

Master Bedroom

12'10" x 9'1" (3.92m x 2.78m)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, an in-built cupboard, and a radiator.

Bedroom Two

12'10" x 10'1" (3.92m x 3.08m)

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

Bathroom

9'2" x 5'10" (2.81m x 1.79m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, an electrical shaving point, a shower enclosure, a panelled bath with a handheld shower head, partially tiled walls, vinyl flooring, recessed spotlights, and an extractor fan.

OUTSIDE

Front

To the front of the property is a driveway and courtesy lighting.

Rear

To the rear of the property is a private enclosed south-facing garden with a patio area, a lawn, courtesy lighting, fence panelled boundaries, and gated access.

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast available 1000 Mbps - download / 220 Mbps - upload

Phone Signal – Mostly good coverage for 3G / 4G / 5G

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 - 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:

Rent in the year marketing commenced (£PA): £238 PER MONTH = ANNUALLY £2,856

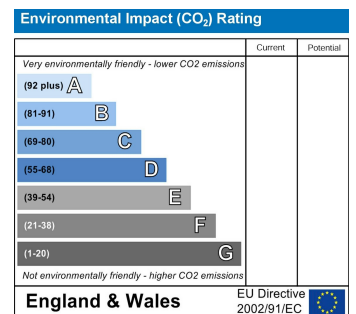
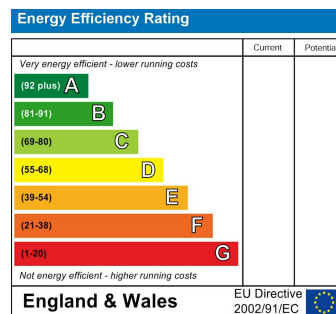
Property Tenure is Leasehold. Term: 125 years from 1 November 2012 - Term remaining 113 years.

The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry. 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.

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.

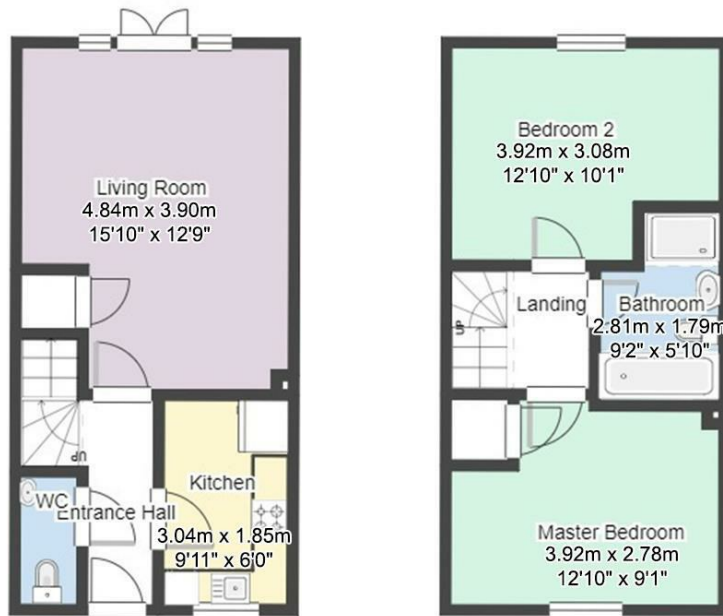
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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.



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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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