

HoldenCopley

PREPARE TO BE MOVED

Homefield Avenue, Arnold, Nottinghamshire NG5 8GA

Guide Price £210,000

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GUIDE PRICE £210,000 - £230,000

CASH BUYERS ONLY

This beautifully presented three-bedroom semi-detached house, offered to the market with no upward chain, is situated in the popular location of Arnold, renowned for its proximity to local amenities, excellent transport links, and reputable schools. The ground floor boasts a welcoming entrance hall, a convenient W/C, a spacious living room seamlessly connected to the dining room through an open archway, a bright conservatory, and a modern fitted kitchen. The first floor features three well-proportioned bedrooms, all serviced by a contemporary bathroom suite. Externally, the property benefits from a front driveway and garden, while the rear showcases a well-maintained south-facing garden complete with two sheds, perfect for outdoor storage and leisure.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Open Plan Living & Dining Room
- Modern Fitted Kitchen
- Conservatory
- Bathroom & Ground Floor W/C
- South-Facing Garden
- Driveway
- Popular Location
- Must Be Viewed





GROUND FLOOR

Hallway

11'2" x 6'6" (3.41 x 2.00)

The entrance hall has tiled flooring, carpeted stairs, a radiator, coving to the ceiling, an in-built under stair cupboard, and a single UPVC door providing access into the accommodation.

W/C

4'10" x 3'7" (1.48 x 1.11)

This space has a low level dual flush W/C, a wash basin, tiled flooring, partially tiled walls, coving to the ceiling, and a single-glazed window to the front elevation.

Living Room

11'7" x 11'5" (3.55 x 3.49)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, coving to the ceiling, a radiator, a feature fireplace with an exposed brick surround, and an open arch into the dining room.

Dining Room

10'2" x 8'11" (3.11 x 2.74)

The dining room has wood-effect flooring, coving to the ceiling, and a sliding patio door to access the conservatory.

Conservatory

9'4" x 8'11" (2.86 x 2.73)

The conservatory has wood-effect flooring, a radiator, a polycarbonate roof with a ceiling fan light, a range of UPVC double-glazed windows to the side and rear elevation, and double French doors opening out to the garden.

Kitchen

10'4" x 9'6" (3.16 x 2.90)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven with an electric hob and extractor fan, space and plumbing for a washing machine, space for a fridge freezer, tiled flooring, tiled splashback, a radiator, an in-built cupboard, a UPVC double-glazed window to the rear elevation, and a single UPVC door providing access to the garden.

FIRST FLOOR

Landing

12'7" x 2'10" (3.85 x 0.87)

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

Master Bedroom

11'5" x 11'0" (3.49 x 3.37)

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

Bedroom Two

13'5" x 10'0" (4.09 x 3.05)

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

Bedroom Three

11'7" x 9'5" (3.54 x 2.89)

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

Bathroom

7'1" x 6'0" (2.17 x 1.83)

The bathroom has a low level flush W/C, a pedestal wash basin, a walk-in shower enclosure with an overhead rainfall shower and a handheld shower head, wood-effect flooring, partially tiled walls, a chrome heated towel rail, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a garden with lawned areas, a range of plants and shrubs, and a block-paved driveway.

Rear

To the rear of the property is a south-facing garden with lawned area, a patio pathway, external lighting, a range of trees, plants and shrubs, two sheds, fence panelling, and brick walled boundaries.

ADDITIONAL INFORMATION

Broadband – Virgin Media, Openreach

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

Phone Signal – Mostly good coverage 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 – Yes

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band G

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

Service Charge in the year marketing commenced (€PA): €TBC

Ground Rent in the year marketing commenced (€PA): €TBC

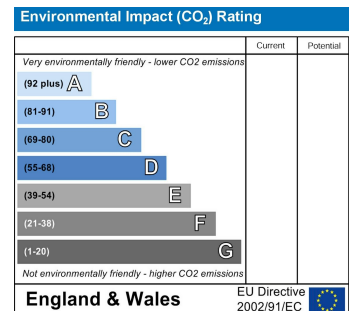
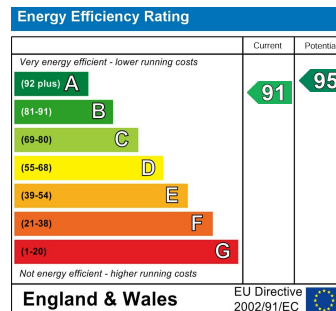
Property Tenure is Leasehold. Term: 125 years from 1 January 2003 Term remaining 89 years.

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.

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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.

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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