

HoldenCopley

PREPARE TO BE MOVED

High Street, Arnold, Nottinghamshire NG5 7DE

Guide Price £160,000

High Street, Arnold, Nottinghamshire NG5 7DE



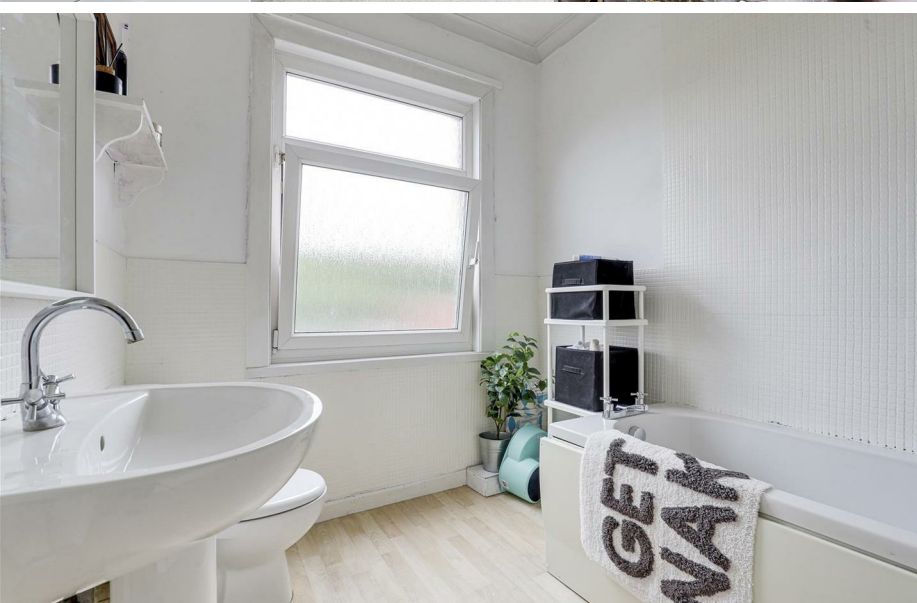
GUIDE PRICE £160,000 - £180,000

LOCATION LOCATION LOCATION...

This three-bedroom semi-detached house offers deceptively spacious accommodation in a highly sought-after location. Perfectly positioned close to a variety of local amenities, including shops, eateries, excellent transport links and top-rated schools, this property combines convenience with comfort. The ground floor features an entrance hall that leads to two versatile reception rooms, perfect for both relaxation and entertaining. The well-appointed fitted kitchen provides ample space for culinary creativity. On the first floor, you'll find two generously sized bedrooms and a three-piece bathroom suite. The second floor has a loft space, complete with an en-suite, offering a private retreat. Outside, the rear of the property boasts a private garden with a patio area and a lawn, ideal for outdoor dining and leisure activities. This home seamlessly blends spacious living with modern amenities in a prime location.

MUST BE VIEWED





- Semi Detached House
- Two Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Three Piece Bathroom Suite
- Loft Space With En-Suite
- Private Rear Garden
- Close To Local Amenities
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance

The entrance has wood-effect flooring, a radiator, coving and a single UPVC door providing access into the accommodation.

Hall

The hall has tiled flooring, coving and a built-in cupboard.

Living Room

11'11" x 11'6" (3.65m x 3.51m)

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

Dining Room

14'11" x 11'4" (4.56m x 3.47m)

The dining room has wood-effect flooring, a radiator, space for a dining table set and coving.

Kitchen

12'8" x 9'3" (3.88m x 2.83m)

The kitchen has a range of fitted base and wall units with worktops, an integrated oven, an electric hob with an extractor hood, a stainless steel sink with a drainer, space and plumbing for a washing machine, space for a fridge-freezer, tiled flooring, partially tiled walls, a radiator, a velux window, recessed spotlights, two UPVC double-glazed windows to the rear elevation and a single UPVC door providing access out to the garden.

FIRST FLOOR

Landing

The landing has carpeted flooring, a built-in cupboard, recessed spotlights and provides access to the first floor accommodation.

Master Bedroom

14'11" x 11'11" (4.57m x 3.65m)

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

Bedroom Two

11'4" x 7'8" (3.46m x 2.35m)

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

Bathroom

8'4" x 6'10" (2.56m x 2.09m)

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

SECOND FLOOR

Loft Space

14'7" x 14'1" (4.47m x 4.30m)

The loft space has three velux windows, carpeted flooring, a radiator, eaves storage and direct access to the en-suite.

En-Suite

7'1" x 3'8" (2.18m x 1.13m)

The en-suite has a low level flush W/C, a pedestal wash basin, a fitted shower enclosure with a mains-fed shower, vinyl flooring, tiled walls, a recessed spotlight and an extractor fan.

OUTSIDE

To the rear of the property is a private garden with a fence panelled boundary, a patio, a lawn and a single wooden lockable gate.

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 - Superfast - 1000 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

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

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Medium risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough 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.

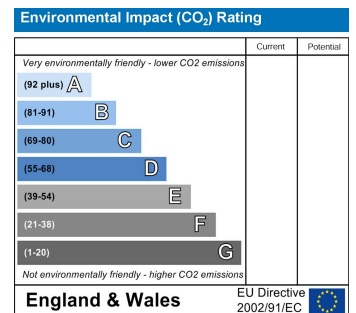
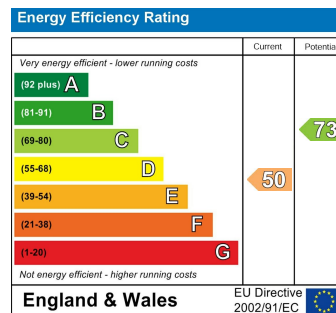
The vendor has advised the following:

Property Tenure is Freehold

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.

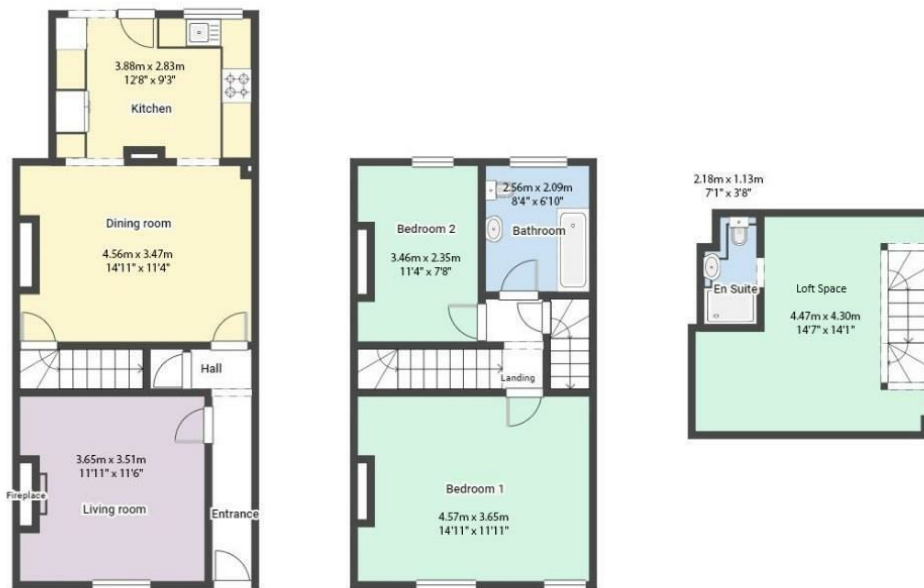
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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



High Street, Arnold, Nottinghamshire NG5 7DE

HoldenCopley
PREPARE TO BE MOVED



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

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.