

HoldenCopley

PREPARE TO BE MOVED

Derry Hill Road, Arnold, Nottinghamshire NG5 8HQ

Guide Price £215,000

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GUIDE PRICE £215,000 - £230,000

NO UPWARD CHAIN...

This three-bedroom semi-detached house presents an excellent opportunity for buyers seeking a property to personalise and make their own, with the added benefit of no upward chain. Located in a popular area, this home is conveniently close to a variety of local amenities, including shops, eateries, schools, and boasts excellent commuting links. Inside, the ground floor features a spacious reception room perfect for relaxing and entertaining. The fitted kitchen diner meets all your culinary needs, while the adjoining conservatory offers additional living space. A convenient ground floor W/C completes the layout on this level. The upper level comprises two double bedrooms, both equipped with fitted wardrobes for ample storage, and a single bedroom. The layout is completed by a shower room. Outside, the property benefits from a driveway at the front, providing off-road parking for multiple cars. The generous-sized rear garden features a patio seating area, a well-maintained lawn, and a variety of plants and shrubs, creating a perfect space for enjoying the outdoors.

MUST BE VIEWED!





- Semi-Detached House
- Three Bedrooms
- Reception Rooms
- Kitchen Diner
- Conservatory & Ground Floor W/C
- Shower Room
- Driveway
- No Upward Chain
- Popular Location
- Must Be Viewed





GROUND FLOOR

Hallway

7'2" x 3'6" (2.19 x 1.08)

The hallway has carpeted flooring, a radiator and a single UPVC door providing access into the accommodation.

Living Room

14'11" x 11'8" (4.55 x 3.56)

The living room has carpeted flooring, two radiators, ceiling coving, a fireplace and a UPVC double-glazed bay window to the front elevation.

Kitchen Diner

15'9" x 9'6" (4.82 x 2.90)

The kitchen diner has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and a mixer tap, partially tiled walls, ceiling coving, a radiator, vinyl & carpeted flooring, two UPVC double-glazed windows to the side and rear elevations and a single UPVC door providing access to the conservatory.

Conservatory

10'10" x 4'11" (3.31 x 1.52)

The conservatory has carpeted flooring, a polycarbonate roof, windows to the rear elevation and a single door providing access to the rear garden.

W/C

5'3" x 4'0" (1.62 x 1.24)

This space has a low level dual flush W/C, a wall-mounted wash basin, a radiator, tiled effect flooring and a window to the side elevation.

FIRST FLOOR

Landing

7'11" x 6'3" (2.42 x 1.93)

The landing has carpeted flooring, a UPVC double-glazed obscure window to the side elevation, access to the first floor accommodation and access to the loft.

Master Bedroom

12'11" x 8'0" (3.95 x 2.46)

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

Bedroom Two

9'6" x 8'0" (2.90 x 2.44)

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

Bedroom Three

9'8" x 6'3" (2.97 x 1.93)

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

Shower Room

5'9" x 5'4" (1.77 x 1.63)

The shower room has a low level dual flush W/C, a vanity storage unit with a wash basin, a shower enclosure with a shower fixture, a heated towel rail, a radiator, tiled walls, wood-effect flooring, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway providing off-road parking for multiple cars, gated access to the rear garden, courtesy lighting and fence panelling boundary's.

Rear

To the rear of the property is an enclosed garden with a paved patio area, a lawn, two sheds, a variety of plants and shrubs and fence panelling boundary's.

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 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.

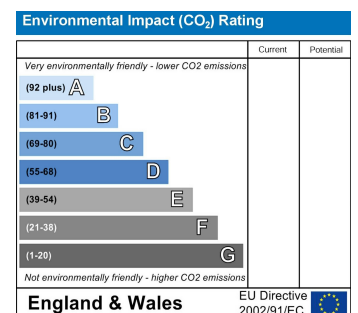
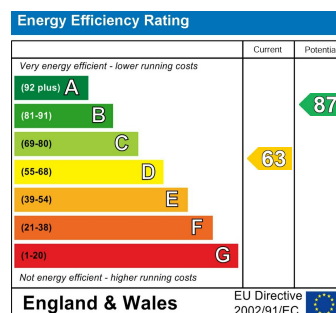
The vendor has advised the following:

Property Tenure is Freehold

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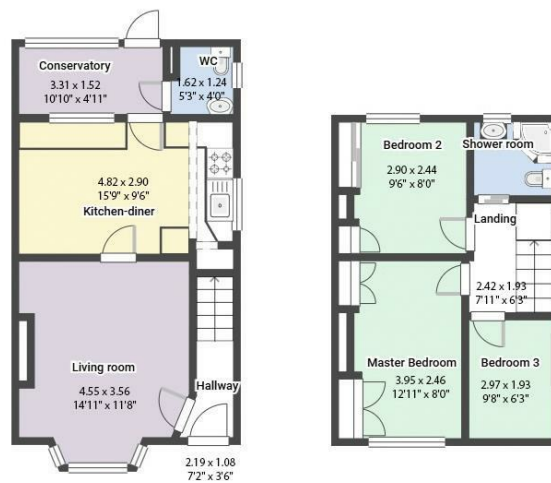
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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