

HoldenCopley

PREPARE TO BE MOVED

Norbett Road, Arnold, Nottinghamshire NG5 8EA

Guide Price £210,000 - £220,000

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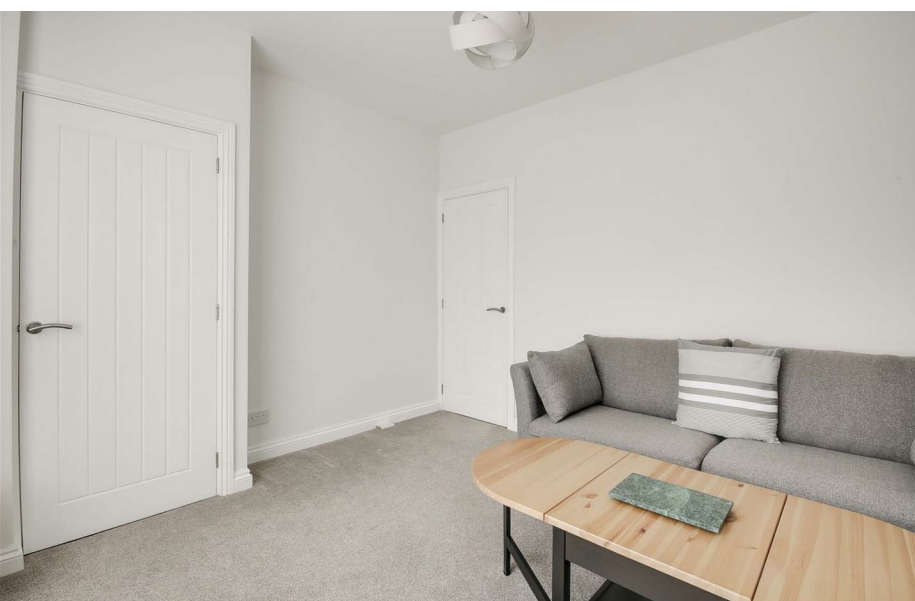
GUIDE PRICE: £210,000 - £220,000

NO UPWARD CHAIN...

This charming two-bedroom semi-detached house is an ideal home, perfectly located near local schools, various shops, and excellent transport links. Recently refurbished and sold to the market with no upward chain, the property is ready for you to move in. On the ground floor, you'll find a modern kitchen-diner, a comfortable living room, a utility room, a conservatory, and a W/C. The first floor features two spacious bedrooms and a well-appointed bathroom suite. The exterior includes a gated driveway with access to the garage, and a private, enclosed garden at the rear, offering a peaceful outdoor space.

MUST BE VIEWED





- Semi-Detached House
- Two Bedrooms
- Modern Kitchen Diner
- Separate Utility Room & W/C
- Spacious Living Room
- Conservatory
- Enclosed Garden
- No Upward Chain
- Driveway & Garage
- Must Be Viewed





GROUND FLOOR

Porch

The porch has a single UPVC door providing access into the accommodation.

Entrance Hall

The entrance hall has carpeted flooring, a fitted meter cupboard, and a single UPVC door via the porch.

Living Room

12'6" x 11'4" max (3.83 x 3.47 max)

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

Kitchen

11'5" x 9'4" max (3.49 x 2.86 max)

The kitchen has a range of glossy base and wall units with worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven, a four ring gas hob with an extractor fan and stainless steel splashback, wood-effect flooring, a radiator, space for a dining table, recessed spotlights, an in-built pantry cupboard, and a UPVC double-glazed window to the rear elevation.

Utility Room

The utility room has a fitted worktop, space and plumbing for a washing machine, space for a tumble-dryer and fridge freezer, a radiator, wood-effect flooring, and a UPVC double-glazed window to the rear elevation.

Conservatory

7'3" x 6'7" (2.21 x 2.01)

The conservatory has wood-effect flooring, a radiator, a polycarbonate roof, a UPVC double-glazed window to the rear elevation, and a single UPVC door to access the garden.

W/C

This space has a low level flush W/C and a radiator.

FIRST FLOOR

Landing

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

Master Bedroom

12'8" x 9'5" (3.87 x 2.88)

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

Bedroom Two

9'4" x 7'4" (2.87 x 2.24)

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

Bathroom

7'11" x 4'2" (2.43 x 1.29)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with an overhead shower and shower screen, an extractor fan, a chrome heated towel rail, partially tiled walls, wood-effect flooring, and a UPVC double-glazed window to the rear elevation.

OUTSIDE

Front

To the front of the property there is a low maintenance garden, and to the side of the property there is a driveway with access into the garage.

Rear

To the rear of the property there is an enclosed garden with a patio area, various plants, a lawn, access into the garage, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast available - 1000 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – Mostly available 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 – very low risk of surface water flooding / very low risk of flooding from rivers and the sea

Non-Standard Construction – No

Any Legal Restrictions – TBC

Other Material Issues – TBC

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.

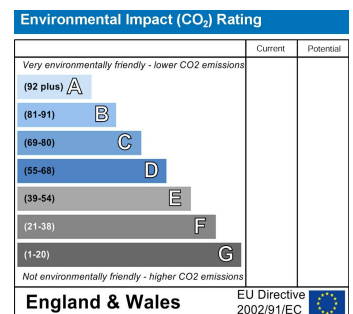
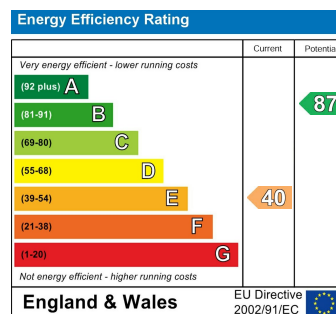
The vendor has advised the following:

Property Tenure is Freehold

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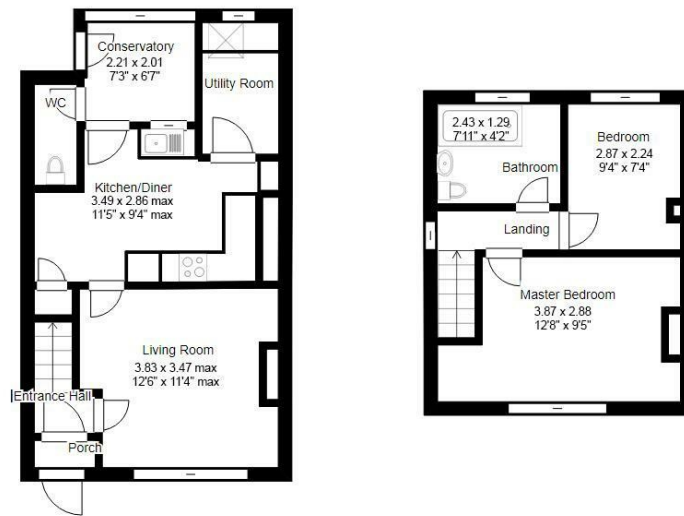
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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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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