

HoldenCopley

PREPARE TO BE MOVED

Jermyn Drive, Arnold, Nottinghamshire NG5 9PN

Guide Price £205,000

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GUIDE PRICE £205,000 - £220,000

LOCATION, LOCATION, LOCATION...

This well-presented semi-detached home is a true credit to the current owner, boasting beautifully presented interiors and spacious accommodation throughout. Located in a quiet cul-de-sac in the popular area of Arnold, this property is ideal for a range of buyers. Just a five-minute walk away are two primary schools, playgrounds, and the scenic Bestwood Country Park, making it perfect for families and outdoor enthusiasts alike. On the ground floor, the entrance hall welcomes you into a generously sized living room perfect for relaxation. The dining room features patio doors leading to the rear garden, creating a seamless indoor-outdoor flow, and the modern kitchen is well-equipped, ideal for cooking and entertaining. The first floor comprises three good-sized bedrooms, all providing ample space for a family, and a modern family bathroom suite servicing all bedrooms. Outside, the front of the property includes a driveway and garage providing convenient off-street parking. The enclosed rear garden has a lawn, wooden pergola with a seating area, courtesy lighting, space for a garden shed, an outdoor tap, and a fence panelled boundary.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Three Piece Bathroom Suite
- Driveway & Garage
- Private Rear Garden
- Popular Location
- Well-Presented Throughout
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall wood-effect flooring, carpeted stairs, a radiator, and a UPVC door provides access into the property

Living Room

13'0" x 12'2" (3.97m x 3.72m)

The living room has wooden flooring, an in-built cupboard, coving to the ceiling, a feature fireplace, a TV point, a radiator, a UPVC double glazed bow window to the front elevation, and open access into the dining room.

Dining Room

10'10" x 7'10" (3.32m x 2.40m)

The dining room has wooden flooring, coving to the ceiling, a radiator, double French doors out to the rear patio area, and open access into the kitchen.

Kitchen

10'9" x 7'5" (3.30m x 2.28m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a drainer and a mixer taps an integrated oven, a gas ring hob, space and plumbing for a washing machine and dishwasher, tiled splashback, vinyl flooring, UPVC double glazed windows to the side and rear elevations and a UPVC double glazed door providing access to the rear garden.

FIRST FLOOR

Landing

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

Bedroom One

15'0" x 8'7" (4.59m x 2.64m)

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

Bedroom Two

9'2" x 9'1" (2.81m x 2.78m)

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

Bedroom Three

9'6" x 6'5" (2.92m x 1.98m)

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

Bathroom

6'1" x 6'1" (1.87m x 1.87m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush WC, a pedestal wash basin with stainless steel mixer taps, a panelled bath with a handled shower fixture, a radiator, partially tiled walls, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a block paved driveway, a lawn, security lighting, and access into the garage via an up-an-over door.

Rear

To the rear of the property is an enclosed garden with a lawn, a wooden pergola with a seating area, courtesy lighting, space for a garden shed, an outdoor tap, an a fence panelled boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 100Mbps

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.

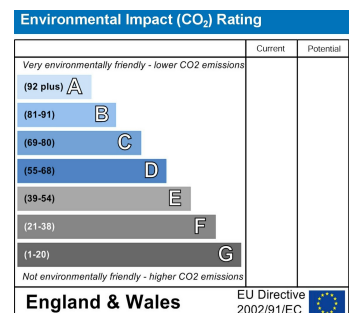
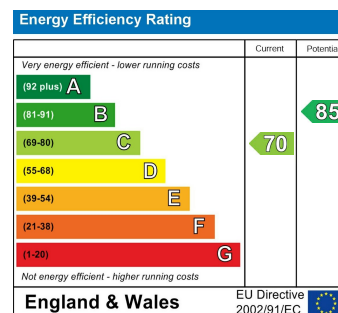
The vendor has advised the following:

Property Tenure is Freehold

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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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