

HoldenCopley

PREPARE TO BE MOVED

Shellburne Close, Arnold, Nottingham NG5 9LL

£210,000

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NO UPWARD CHAIN...

Welcome to this semi-detached house, perfect for a growing family. Nestled in a sought-after location, this home is conveniently close to local amenities including shops, schools, and more. Bestwood Country Park is just a short drive away, providing a serene escape into nature. On the ground floor, the house features a porch and hallway leading to a spacious living room, ideal for family gatherings and relaxation. The modern fitted kitchen diner includes double French doors that open out to the rear garden, making it perfect for entertaining and family meals. The first floor comprises three well-appointed bedrooms offering comfortable living spaces and a three-piece bathroom suite designed for convenience and style. Outside, the front of the property boasts a well-maintained gravelled raised border, security lighting, a planted border with various shrubs, and a driveway leading to a car port. The rear garden features a patio area, perfect for outdoor dining, a lawn, a shed for storage, and planted borders with established plants, shrubs, and bushes. The garden is enclosed by fence panels and hedges, providing privacy and a safe space for children to play.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Off-Street Parking
- Enclosed Rear Garden
- Popular Location
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Porch

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

Hallway

5'5" x 4'9" (1.66m x 1.45m)

The hallway has carpeted flooring, a radiator, and access to the ground floor accommodation.

Living Room

12'5" x 14'0" (3.79m x 4.27m)

The living room has a UPVC double glazed window to the front elevation, two radiators, an exposed bricked chimney breast with a feature fireplace, a TV point, and carpeted flooring.

Kitchen

15'8" x 12'5" (4.78m x 3.81m)

The kitchen has a range of fitted base and wall units with worktops, a composite sink and half with a swan neck mixer tap and drainer, an integrated oven, gas ring hob and extractor fan, space and plumbing for a washing machine, an in-built cupboard, a radiator, space for a dining table, tiled splash back, vinyl flooring, a UPVC double glazed window to the rear elevation, and double French doors opening out to the rear garden.

FRST FLOOR

Landing

6'5" x 8'5" (1.98m x 2.59m)

The landing has a UPVC double glazed window to the side elevation, an in-built cupboard, carpeted flooring, access into the boarded loft via a pull-down ladder with lighting, and access to the first floor accommodation.

Bedroom One

8'11" x 14'3" (2.74m x 4.35m)

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

Bedroom Two

8'11" x 9'1" (2.73m x 2.78m)

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

Bedroom Three

11'0" x 6'5" (3.37m x 1.98m)

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

Bathroom

5'6" x 6'4" (1.68m x 1.94m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted electric shower fixture, a chrome heated towel rail, a radiator, recessed spotlights, floor-to-ceiling tiling, and tiled flooring.

OUTSIDE

Front

To the front of the property is a gravelled raised border, security lighting, a plated border with various shrubs, a driveway to a car part, and access to the rear garden.

Rear

To the rear of the property is a patio area, a shed, a lawn, planted borders with established plants, shrubs and bushes, and a fence panelled and hedged 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, 4G & 5G - Some coverage of 3G

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 - Nottingham City 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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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