

HoldenCopley

PREPARE TO BE MOVED

Holkham Close, Arnold, Nottinghamshire NG5 6PU

£210,000

NO UPWARD CHAIN...

This two-bedroom mid-terraced house offers plenty of potential and comes with no upward chain. Located in a popular area, the property is conveniently close to a range of local amenities including shops, eateries, schools, and commuting links. The ground floor features a reception room, perfect for relaxing and entertaining, alongside a fitted kitchen diner that caters to your culinary needs. On the upper level, you will find two spacious double bedrooms and a stylish shower room, providing comfort and convenience. Outside, the front of the property offers access to on-street parking and a charming paved area adorned with a variety of plants and shrubs. The rear of the house boasts an enclosed, low-maintenance garden with a patio seating area, also featuring a selection of plants and shrubs. Additionally, there is gated access to the garage and off-road parking, enhancing the practicality of this home.

MUST BE VIEWED!



- Mid-Terraced House
- Two Double Bedrooms
- Reception Room
- Fitted Kitchen Diner
- Shower Room
- Driveway & Garage
- Plenty Of Potential
- No Upward Chain
- Popular Location
- Must Be Viewed

GROUND FLOOR

Hallway

5'6" x 4'11" (1.70 x 1.51)

The hallway has entrance hall has carpeted flooring, a radiator, ceiling coving, an in-built storage cupboard and a single UPVC door providing access into the accommodation.

Living Room

16'10" x 13'6" (5.14 x 4.12)

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

Kitchen Diner

15'5" x 13'5" (4.72 x 4.11)

The kitchen diner has a range of fitted base and wall units with rolled-edge worktops, a sink with a drainer and a mixer tap, an integrated oven, gas hob, space and plumbing for a washing machine & dishwasher, partially tiled walls, a radiator, ceiling coving, vinyl flooring, two UPVC double-glazed windows to the rear elevation and a single UPVC door providing access into the accommodation.

FIRST FLOOR

Landing

6'11" x 2'10" (2.11 x 0.88)

The landing has carpeted flooring, ceiling coving, an in-built storage cupboard, access to the first floor accommodation and access to the loft.

Master Bedroom

13'8" x 10'2" (4.19 x 3.11)

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

Bedroom Two

11'4" x 7'6" (3.47 x 2.31)

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

Shower Room

8'1" x 5'6" (2.47 x 1.70)

The shower room has a concealed low level dual flush W/C, a wall-mounted wash basin, a shower enclosure with an electric shower fixture, a radiator, tiled walls, vinyl flooring, ceiling coving and a UPVC double-glazed obscure window to to the rear elevation.

OUTSIDE

Front

To the front of the property is access to on-street parking, a paved patio with plants and shrubs and courtesy lighting.

Rear

To the rear of the property is an enclosed garden with a paved patio area, a range of plants and shrubs, a shed, fence panlling boundary and gated access to the garage and off-street parking.

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 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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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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