

# HoldenCopley

PREPARE TO BE MOVED

Castleton Avenue, Arnold, Nottinghamshire NG5 6NJ

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£280,000

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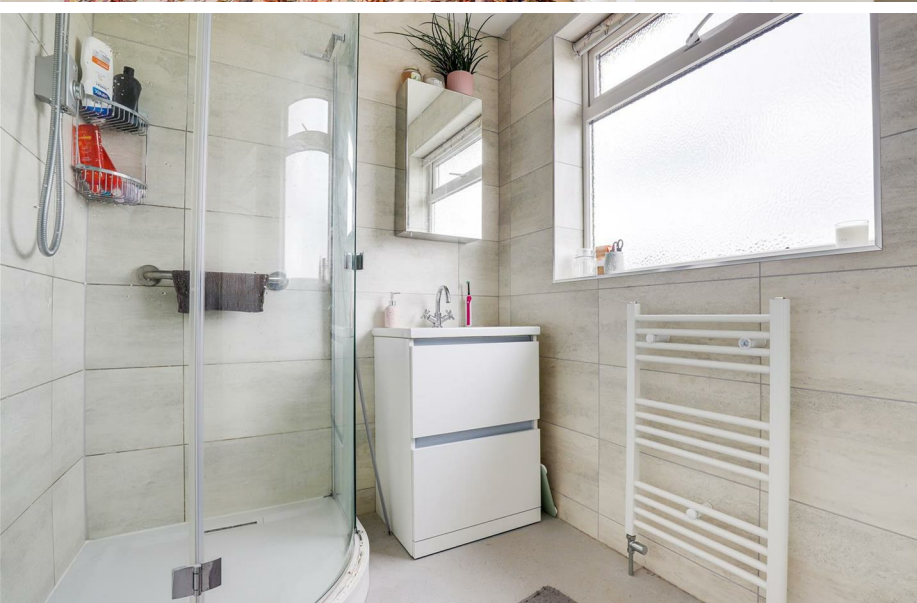


## NO UPWARD CHAIN...

This detached house is situated in a highly sought-after area, perfect for a growing family. Conveniently located close to established schools, shops, and other local amenities, this home is within walking distance of Arnold Skate Park and King George V Recreation Ground. On the ground floor, the property features an entrance hall, a spacious living room with a bay window, a generous dining room with sliding patio doors opening to the rear garden, and a well-appointed fitted kitchen. The first floor comprises two double bedrooms, a smaller bedroom ideal for a child's room or office space, a two-piece bathroom suite, and a separate W/C. Outside, the front of the property boasts a small lawn with established shrubs and bushes, a block paved driveway leading to the garage, and side access to the rear garden. The rear garden includes a patio area, a well-maintained lawn, planted borders with mature plants, bushes, and trees, as well as access to the garage with an up-and-over door. With plenty of potential and no upward chain, this property offers a fantastic opportunity to create your perfect family home.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Living Room
- Dining Room
- Fited Kitchen
- Three-Piece Bathroom Suite & Separate W/C
- Garage & Driveway
- Enclosed Rear Garden
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

13'4" x 7'11" (4.08m x 2.43m)

The entrance hall has an obscure window to the side elevation, carpeted flooring, two in-built cupboards, a radiator, and a single door providing access into the accommodation.

### Living Room

10'10" x 13'9" (into bay) (3.32m x 4.21m (into bay))

The living room has a UPVC double glazed bay window to the front elevation, a stained glass window to the side elevation, and carpeted flooring.

### Dining Room

18'11" x 10'10" (5.77m x 3.32m)

The dining room has a stained glass window to the side elevation, a feature fireplace with a stone effect surround and hearth, a TV point, two radiators, coving to the ceiling, carpeted flooring, and sliding patio doors opening to the rear garden.

### Kitchen

15'5" x 7'10" (4.70m x 2.41m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and drainer, an integrated oven, gas ring hob, space and plumbing for a washing machine, space for a fridge freezer, space for a tumble dryer, an open in-built cupboard, a wall-mounted alarm key pad, tiled splashback, vinyl flooring, two UPVC double glazed windows to the rear and side elevation, and a UPVC door to the rear garden.

## FIRST FLOOR

### Landing

4'3" x 9'7" (1.30m x 2.94m)

The landing has an obscure window to the side elevation, a radiator, carpeted flooring, access into the loft, and access to the first floor accommodation.

### Master Bedroom

12'5" x 10'5" (3.78m x 3.18m)

The main bedroom has a single glazed window to the rear elevation, a radiator, a range of fitted furniture including wardrobes, overhead cupboards and a dressing table, and carpeted flooring.

### Bedroom Two

10'10" x 13'9" (3.32m x 4.21m)

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

### Bedroom Three

8'2" x 7'11" (2.50m x 2.42m)

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

### W/C

5'0" x 2'9" (1.53m x 0.84m)

This space has an obscure window to the side elevation, a dual flush W/C, partially tiled walls, and vinyl flooring.

### Bathroom

5'8" x 7'10" (1.74m x 2.40m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a vanity-style wash basin, a shower enclosure with a wall-mounted shower fixture, a heated towel rail, an in-built cupboard, floor-to-ceiling tiling, and vinyl flooring.

## OUTSIDE

### Front

To the front of the property is a small lawn with established shrubs and bushes, a block paved driveway leading to the garage, and access to the rear garden.

### Rear

To the rear of the property is a patio area, a lawn, planted borders with established plants, bushes and trees, and access to the garage with an up-and-over door.

## 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 220Mbps

Phone Signal – Good coverage of Voice, 3G & 4G - Some coverage of 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 D

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

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

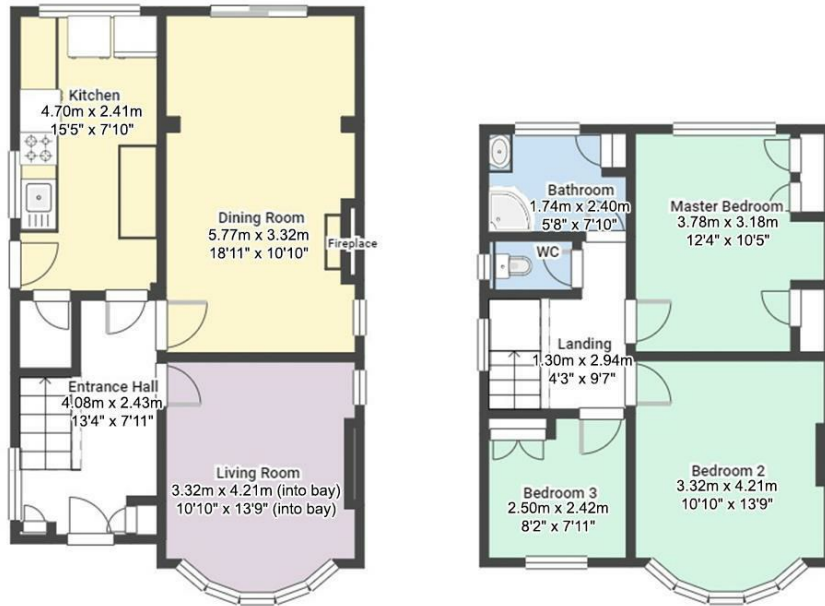
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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**0115 8969 800**

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

[info@holdencopley.co.uk](mailto:info@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)