

# HoldenCopley

PREPARE TO BE MOVED

Kingswell Avenue, Arnold, Nottinghamshire NG5 6SY

---

**Guide Price £250,000 - £270,000**

Kingswell Avenue, Arnold, Nottinghamshire NG5 6SY



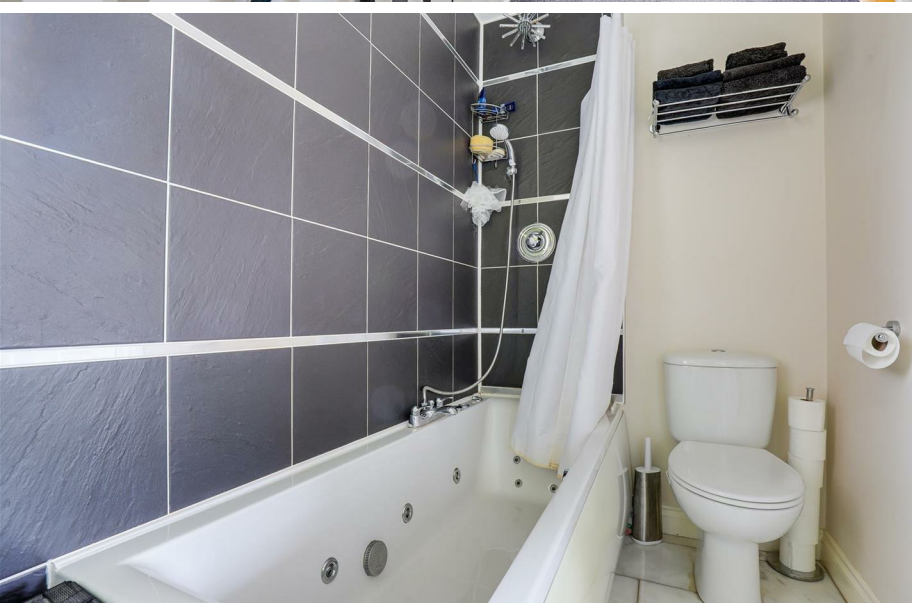
GUIDE PRICE £250,000 - £270,000

LOCATION, LOCATION, LOCATION...

Welcome to this coach house nestled in a sought-after location, just a stone's throw away from Arnold View Primary School, King George V Recreation Ground, and the vibrant energy of Arnold Skate Park. Situated amidst a thriving community with convenient access to shops, eateries, and excellent transport links, this property caters to a diverse range of buyers. Step inside the entrance hall with stairs leading to a spacious living room and dining area perfect for entertaining or simply relaxing in comfort, modern fitted kitchen. The accommodation further boasts two generously sized bedrooms and a three-piece bathroom suite. Outside, the property offers a driveway and garage with an up-and-over door, providing ample parking space. Ascend the steps to discover a rear garden complete with decking seating areas, a lawn, and borders adorned with shrubs and bushes. A pergola and wooden gazebo offer idyllic spots for al fresco dining or peaceful retreats. Additional features include an outbuilding, solar panels, and fence panelled boundaries.

MUST BE VIEWED





- Coach House
- Two Bedrooms
- Spacious Living Room
- Dining Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Driveway & Garage
- Enclosed Rear Garden
- Popular Locattion
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

The entrance hall has tiled flooring, underfloor heating, carpeted stairs, and a composite door providing access into the accommodation

## FIRST FLOOR

### Landing

12'8" x 6'7" (3.87m x 2.02m)

The landing has a double glazed door opening out to the rear garden, carpeted flooring, a wall-mounted heater, an in-built cupboard, alarm key pad, access into the loft, and provides access to the first floor accommodation.

### Hall

5'5" x 8'6" (1.67m x 2.60m)

The hall has wood-effect flooring, a wall-mounted air-conditioning unit, recessed spotlights, and open access into the living room.

### Living Room

9'0" x 17'8" (2.76m x 5.40m)

The living room has a UPVC double glazed window to the front elevation, a TV point, recessed spotlights, wood-effect flooring, underfloor heating, and open access into the dining room.

### Dining Room

9'10" x 8'5" (3.02m x 2.59m)

The dining room has wood-effect flooring, recessed spotlights, a lantern skylight, recessed spotlights, underfloor heating, full height double glazed windows to the rear elevation, and a three panelled bi-folding door providing access to the rear garden.

### Kitchen

8'1" x 11'11" (2.48m x 3.64m)

The kitchen has a range of gloss fitted base and wall units with worktops, a composite sink with a swan neck mixer tap and drainer, an integrated oven, ceramic hob and extractor fan, space and plumbing for a washing machine and dishwasher, space for a fridge freezer, recessed spotlights, tiled splashback, tiled flooring, underfloor heating, and a UPVC double glazed window to the rear elevation.

### Master Bedroom

9'4" x 11'9" (2.85m x 3.60m)

The main bedroom has wood-effect flooring, a wall-mounted heater, fitted wardrobes with mirrored sliding doors, underfloor heating, and French doors providing access to the rear garden.

### Bedroom Two

8'0" x 14'0" (max) (2.46m x 4.29m (max))

The second bedroom has a UPVC double glazed window to the front elevation, a wall-mounted heater, and wood-effect flooring.

### Bathroom

9'1" x 4'7" (2.78m x 1.42m)

The bathroom has a UPVC double glazed obscure window to the front elevation, a low level flush W/C, a vanity-style wash basin, a panelled Jacuzzi bath with a wall-mounted shower fixture with a rainfall shower head and a handheld shower head, recess spotlights, underfloor heating, a chrome heated towel rail, partially tiled walls, and tiled flooring.

## OUTSIDE

### Front

To the front of the property is a driveway and garage with electric charging point and storage cupboard and a up-and-over door, and courtesy lighting.

### Rear

To the rear of the property is an enclosed south east facing garden with decking seating areas, a lawn, planted boards with shrubs and bushes, a pergola, a wooden gazebo, an outbuilding, solar panels, and fence panelled boundaries.

## 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:

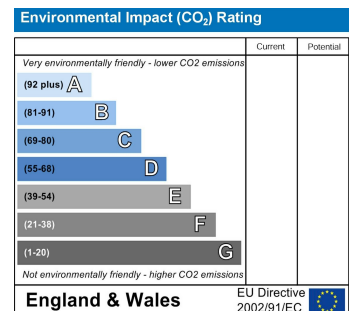
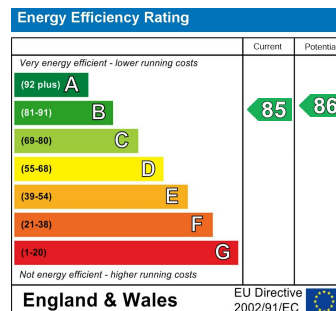
Property Tenure is Freehold

Pepper Corn Rent

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.

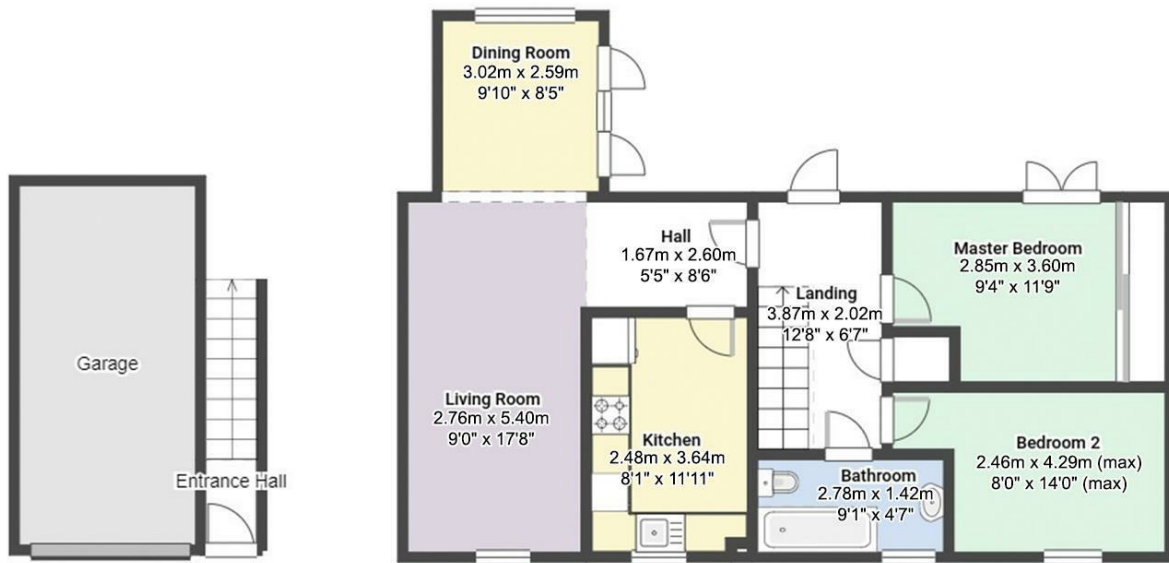
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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



Kingswell Avenue, Arnold, Nottinghamshire NG5 6SY

**HoldenCopley**  
PREPARE TO BE MOVED



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.  
© HoldenCopley

**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)

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.