

HoldenCopley

PREPARE TO BE MOVED

Norbett Road, Arnold, Nottinghamshire NG5 8EB

Guide Price £185,000

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Guide Price: £185,000 - £195,000

NO UPWARD CHAIN...

We are delighted to present this semi-detached house, perfectly situated in a popular location with an array of shops, eateries, and numerous amenities just a stone's throw away. The property boasts excellent transport links into Nottingham City Centre and the surrounding areas, making it an ideal home for a range of buyers. Upon entering the house, you are greeted by an entrance hall. The living room features a cosy fireplace, perfect for relaxing evenings. The well-equipped fitted kitchen includes a breakfast bar, offering both functionality and style, and provides access to the conservatory. The conservatory adds additional living space and opens directly to the rear garden. The first floor comprises two well-proportioned bedrooms and a contemporary three-piece bathroom suite. Outside, the front of the property has a gravelled area with a driveway leading to the garage. The rear garden features a patio area, a gravelled section, additional patio space, and a fence-panelled boundary with gated access. The garage includes an up-and-over door and ample storage.

MUST BE VIEWED





- Semi Detached House
- Two Bedrooms
- Living Room
- Fitted Kitchen
- Conseravtory
- Three-Piece Bathroom Suite
- Garage & Driveway
- Enclosed Rear Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

3'11" x 2'10" (1.20m x 0.88m)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, a dado rail, coving to the ceiling, and a door providing access into the accommodation.

Living Room

12'2" x 12'5" (3.72m x 3.81m)

The living room has a UPVC double glazed bay window to the front elevation, a radiator, a dado rail, coving to the ceiling, a feature fireplace with a decorative surround, and wood-effect flooring.

Kitchen

15'7" x 8'6" (4.76m x 2.60m)

The kitchen has a range of fitted base and wall units with worktops and a breakfast bar, a stainless steel sink with a mixer tap and drainer, space for a freestanding cooker, space and plumbing for a washing machine, space for a fridge freezer, an in-built cupboard, a dado rail, an extractor fan, a radiator, partially tiled walls, vinyl flooring, three UPVC double glazed windows to the rear elevation, and a door opening out to the conservatory.

Conservatory

7'5" x 10'11" (2.28m x 3.33m)

The conservatory has tiled flooring, a radiator, a UPVC double glazed window surround, a Polycarbonate roof, and a UPVC door opening out to the rear garden.

FIRST FLOOR

Landing

7'4" x 2'5" (2.26m x 0.74m)

The landing has a UPVC double glazed stained glass window to the side elevation, carpeted flooring, a dado rail, coving to the ceiling, access into the boarded loft, and access to the first floor accommodation.

Master Bedroom

9'6" x 12'7" (2.90m x 3.85m)

The main bedroom has a UPVC double glazed window to the front elevation, a radiator, an in-built cupboard, a picture rail, and carpeted flooring.

Bedroom Two

7'11" x 9'7" (2.43m x 2.94m)

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

Bathroom

7'4" x 6'8" (2.25m x 2.04m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a *P* shaded panelled bath with a wall-mounted and a shower screen, an extractor fan, coving to the ceiling, a chrome heated towel rail, partially tiled walls, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a gravelled, a driveway to the garage and rear garden.

Rear

To the rear of the property is a patio area with access to the garage with an up-and-over door and ample storage, a gravelled area, a further patio area, fence panelled boundary, and gated access.

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, 4G - Some coverage of 3G & 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.

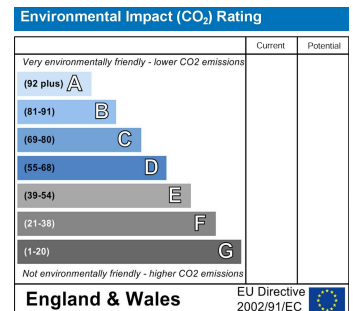
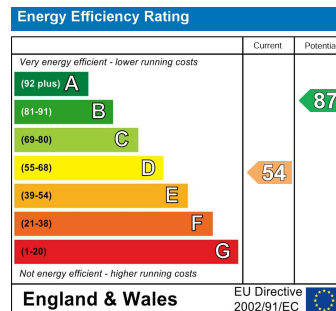
The vendor has advised the following:

Property Tenure is Freehold

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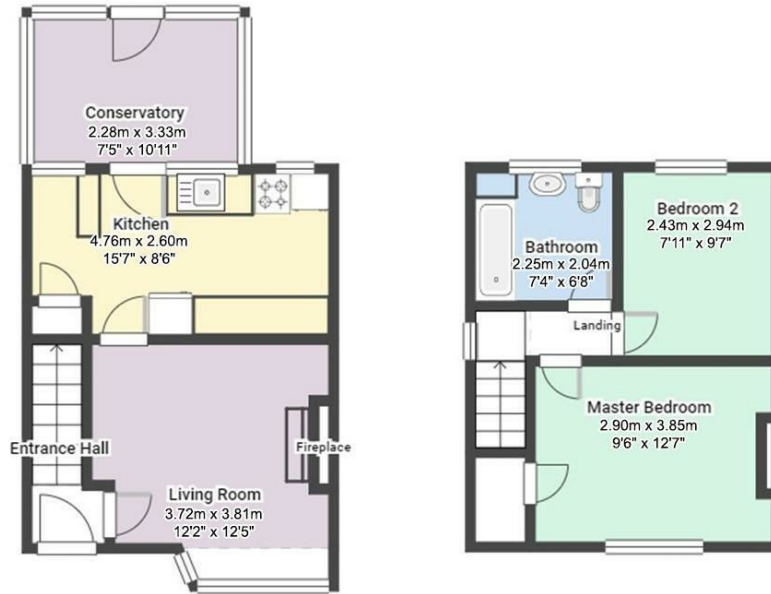
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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.



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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

www.holdencopley.co.uk

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