

HoldenCopley

PREPARE TO BE MOVED

Sloethorne Gardens, Arnold, Nottinghamshire NG5 8NX

Guide Price £185,000

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GUIDE PRICE £185,000 to £200,000

CLOSE TO LOCAL AMENITIES...

This well-presented three-bedroom mid-terraced house is a fantastic opportunity for a range of buyers seeking a comfortable and inviting home. Located in a quiet cul-de-sac within a popular area, the property is close to local amenities, excellent schools, and convenient commuting links, making it an ideal choice for families and professionals alike. The ground floor offers a welcoming entrance hall leading to a bright living room, perfect for relaxing. The dining room seamlessly opens into a modern kitchen. Additionally, a spacious conservatory provides extra living space with views over the garden. On the first floor, there are three bedrooms, all serviced by a contemporary bathroom suite. Outside, the house boasts low-maintenance gardens to both the front and rear, with the rear garden featuring a useful shed and gated access to unallocated off-road parking. This property combines convenience, style, and practicality in a sought-after location.

MUST BE VIEWED





- Mid-Terraced House
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen With Open Plan Dining Room
- Conservatory
- Three-Piece Bathroom Suite
- Low Maintenance Gardens
- Popular Location
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Entrance Hall

13'6" x 7'1" (4.14 x 2.18)

The entrance hall has wood-effect flooring, a radiator, wooden stairs with a carpet runner, a UPVC double-glazed window to the front elevation, and a single composite door providing access into the accommodation.

Living Room

16'0" x 11'9" (4.88 x 3.60)

The living room has a UPVC double-glazed window to the front elevation, coving to the ceiling, a feature fireplace with a stone surround, wood-effect flooring, a TV point, and double doors leading into the dining room.

Dining Room

11'10" x 8'7" (3.62 x 2.63)

The dining room has wood-effect flooring, two radiators, an in-built open pantry cupboard, open access into the kitchen, full height UPVC double-glazed windows to the rear elevation, and double French doors leading into the conservatory.

Kitchen

10'1" x 7'1" (3.08 x 2.16)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a movable swan neck mixer tap and drainer, an integrated oven with a gas hob and extractor fan, space and plumbing for a dishwasher and a washing machine, tiled flooring, tiled splashback, and a UPVC double-glazed window to the rear elevation.

Conservatory

8'3" x 7'9" (2.52 x 2.37)

The conservatory has wood-effect flooring, a glass ceiling with fitted blinds, full height UPVC double-glazed windows to the side and rear elevation, and a single UPVC door providing access to the garden.

FIRST FLOOR

Landing

8'5" x 7'11" (2.57 x 2.42)

The landing has carpeted flooring, access to the loft, and provides access to the first floor accommodation.

Master Bedroom

12'9" x 10'9" (3.91 x 3.29)

The main bedroom has a UPVC double-glazed window to the front elevation, wood-effect flooring, and a radiator.

Bedroom Two

12'0" x 11'5" (3.68 x 3.48)

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

Bedroom Three

9'5" x 8'3" (2.88 x 2.54)

The third bedroom has a UPVC double-glazed window to the front elevation, wood-effect flooring, and a radiator.

Bathroom

7'1" x 6'3" (2.16 x 1.91)

The bathroom has a low level flush W/C, a wash basin with fitted storage underneath, a panelled bath with a handheld shower head and an electric shower fixture, a chrome heated towel rail, floor to ceiling tiles, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a garden with an artificial lawn, a concrete pathway, and a range of plants and shrubs.

Rear

To the rear of the property is a private enclosed garden with a patio pathway, an artificial lawn, a range of plants and shrubs, courtesy lighting, a timber-built shed, fence panelled boundaries, and gated access to off-road parking.

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media
 Broadband Speed - Ultrafast 1000 Mbps (available) 100 Mbps (upload)
 Phone Signal – Mostly 4G & some 5G
 Electricity – Mains Supply
 Water – Mains Supply
 Heating – Gas Central Heating – Connected to Mains Supply
 Septic Tank – No
 Sewage – Mains Supply
 Flood Risk Area - Medium for surface water / low risk for rivers & sea
 Non-Standard Construction – No
 Any Legal Restrictions – TBC
 Other Material Issues – TBC

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band A

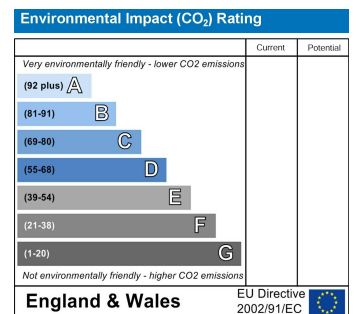
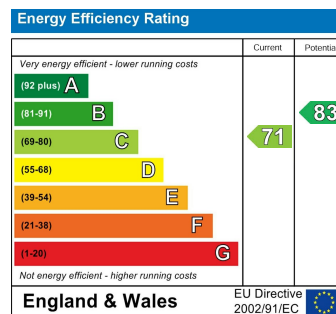
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
 Property Tenure is Freehold

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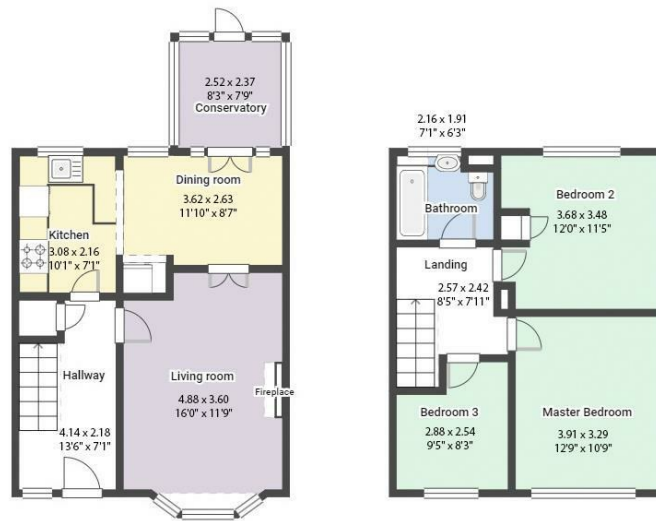
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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