

# HoldenCopley

PREPARE TO BE MOVED

Burford Street, Arnold, Nottinghamshire NG5 7DH

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Guide Price £160,000

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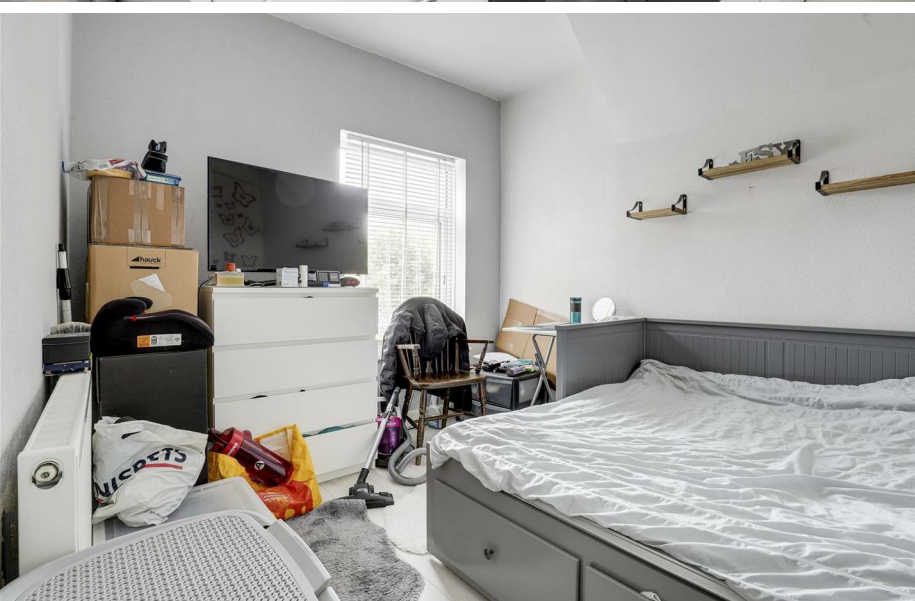
GUIDE PRICE £160,000 - £170,000

NO UPWARD CHAIN...

Situated in a sought-after area close to local shops, eateries, and excellent transport links, this end terraced house is perfect for first-time buyers or investors. The ground floor boasts a welcoming living room that opens into a spacious dining area with open access to a fitted kitchen. The kitchen leads directly to the rear garden, offering a seamless flow for indoor-outdoor living. Additional ground floor features include access to a cellar, split into two sections, providing ample storage space. Upstairs, you'll find two generous double bedrooms and a modern three-piece bathroom suite. Outside, the property includes a small courtyard at the front, while the rear garden features a patio area, Pergola, planted borders, an open shed, a lawn, and a fence panelled boundary—perfect for relaxing and entertaining.

MUST BE VIEWED





- End Terraced House
- Two Double Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Popular Location
- Close To Local Amenities
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Living Room

11'10" x 10'8" (3.62m x 3.27m)

The living toom has a UPVC double glazed window to the front elevation, a radiator, a feature fireplace, a TV point, and a UPVC door providing access into the accommodation.

Dining Room

11'11" x 11'1" (3.64m x 3.39m)

The dining room has a UPVC double glazed window to the rear elevation, a radiator, coving to the ceiling, wood-effect flooring, and open access int the kitchen.

Kitchen

7'10" x 6'4" (2.41m x 1.94m)

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

BASEMENT

Cellar

11'10" x 10'8" (3.62m x 3.27m)

The cellar is split into two rooms, and having ample storage.

FIRST FLOOR

Landing

The landing has a UPVC double glazed window to the side elevation, a radiator, wood-effect floor, and access to the first floor accommodation.

Bedroom One

11'11" x 10'11" (3.64m x 3.35m)

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

Bedroom Two

11'1" x 8'11" (3.40m x 2.73m)

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

Bathroom

7'9" x 6'3" (2.38m x 1.91m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a handheld shower fixture and shower screen, an extractor fan, a chrome heated towel rail, floor-to-ceiling tiling, and tiled flooring.

OUTSIDE

Front

To the front of the property is a small courtyard, and gated access to the rear garden.

Rear

To the rear of the property is an enclosed garden with a patio area, a Pergola, planted borders, and open shed with a patio area, a lawn, and a fence panelled boundary.

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 & 5G - Some coverage of 3G

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 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.

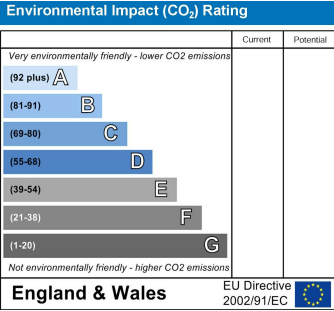
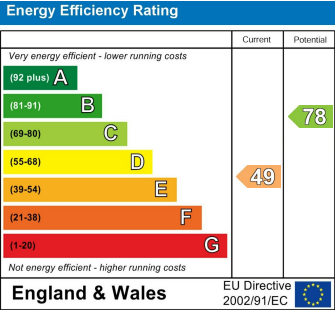
The vendor has advised the following:

Property Tenure is Freehold

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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.

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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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