

HoldenCopley

PREPARE TO BE MOVED

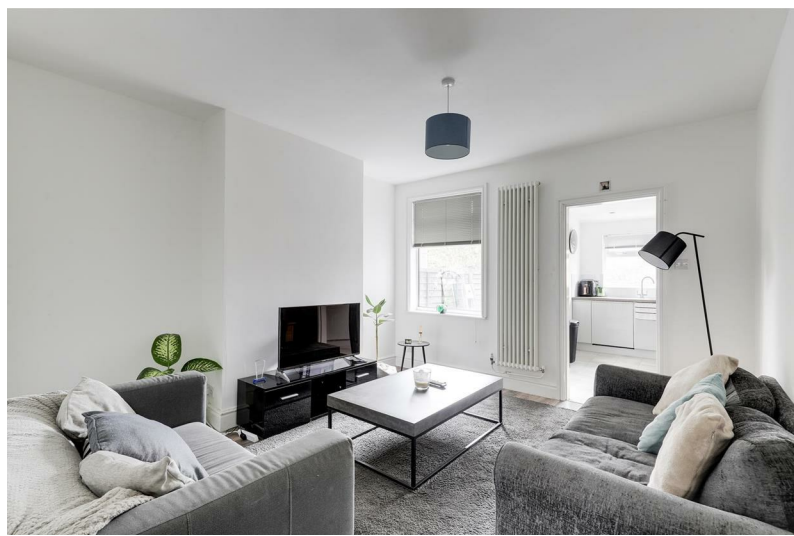
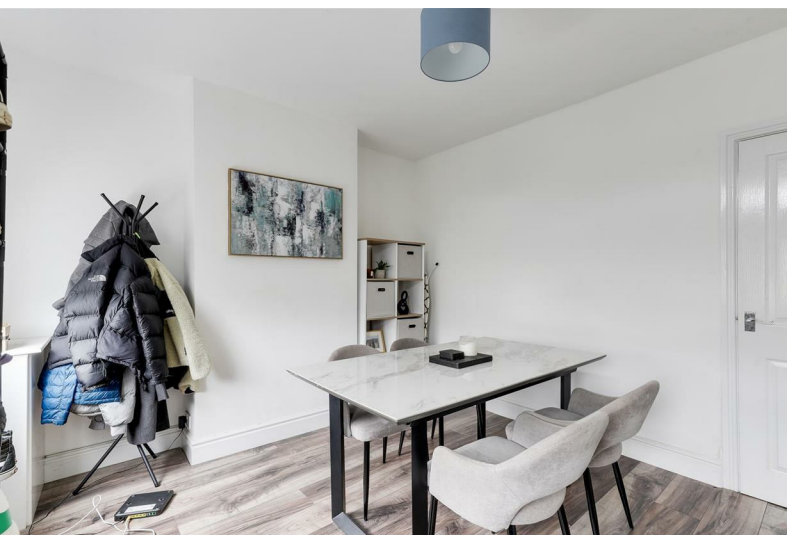
Cross Street, Arnold, Nottinghamshire NG5 7AX

£180,000

NO UPWARD CHAIN...

This well-presented two-bedroom end-terraced house, offered with no upward chain, is ideally located just a short walk from Arnold Town Centre. Enjoy a range of local conveniences, excellent amenities, and regular bus links to Nottingham City Centre, as well as being within catchment for excellent schools. The ground floor features two spacious reception rooms, perfect for relaxing and entertaining, alongside a newly fitted modern kitchen equipped for your culinary needs. Upstairs, there are two generously sized double bedrooms and a stylish shower room. The property also benefits from a cellar, offering ample storage space. Outside, the front of the property provides access to on-street parking, while the rear garden includes a decked seating area and a well-kept lawn, offering a lovely outdoor space to enjoy.

MUST BE VIEWED!



- End-Terraced House
- Two Double Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Shower Room
- Cellar
- On-Street Parking
- No Upward Chain
- Popular Location
- Must Be Viewed

GROUND FLOOR

Dining Room

11'10" x 10'10" (3.63 x 3.32)

The dining room has laminate wood-effect flooring, a UPVC double-glazed window to the front elevation and a single UPVC door providing access into the accommodation.

Living Room

12'5" x 11'10" (3.81 x 3.63)

The living room has laminate wood-effect flooring, a vertical radiator, access to the cellar and a UPVC double-glazed window to the rear elevation.

Kitchen

10'11" x 6'7" (3.34 x 2.03)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer and a swan neck mixer tap, an integrated oven, hob, extractor fan & fridge freezer, a vertical radiator, partially tiled walls, recessed spotlights, tiled flooring, two UPVC double-glazed windows to the rear and side elevation and a single UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

The landing has carpeted flooring, a radiator, access to the first floor accommodation and access to the boarded loft.

Master Bedroom

11'11" x 10'11" (3.65 x 3.35)

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

Bedroom Two

12'6" x 8'11" (3.83 x 2.74)

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

Shower Room

7'6" x 6'8" (2.30 x 2.04)

The shower room has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with an overhead rainfall shower and a handheld shower head, a heated towel rail, vanity storage cupboard, partially tiled walls, recessed spotlights, an extractor fan, laminate wood-effect flooring and a UPVC double-glazed obscure window to the rear elevation.

BASEMENT

Cellar

11'1" x 5'8" (3.38 x 1.75)

The cellar has courtesy lighting and ample storage space.

Cellar

11'1" x 5'10" (3.38 x 1.79)

The cellar has courtesy lighting and ample storage space.

OUTSIDE

Front

To the front of the property is access to on-street parking, gated access to the rear garden.

Rear

To the rear of the property is a decked seating area, a lawn and fence panelling boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed – Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G

Sewage – Mains Supply

Flood Risk – The government website states this is a medium risk flood area.

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



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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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