

HoldenCopley

PREPARE TO BE MOVED

Mellors Road, Arnold, Nottinghamshire NG5 8HD

Guide Price £190,000 - £200,000

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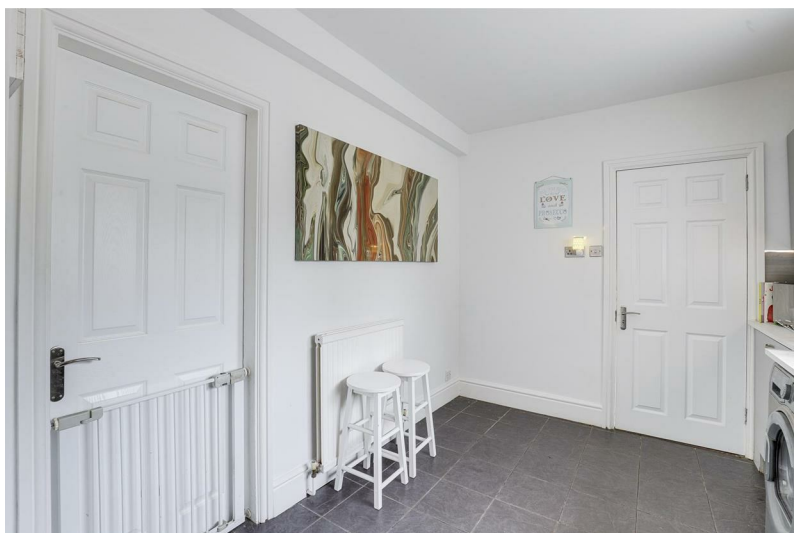
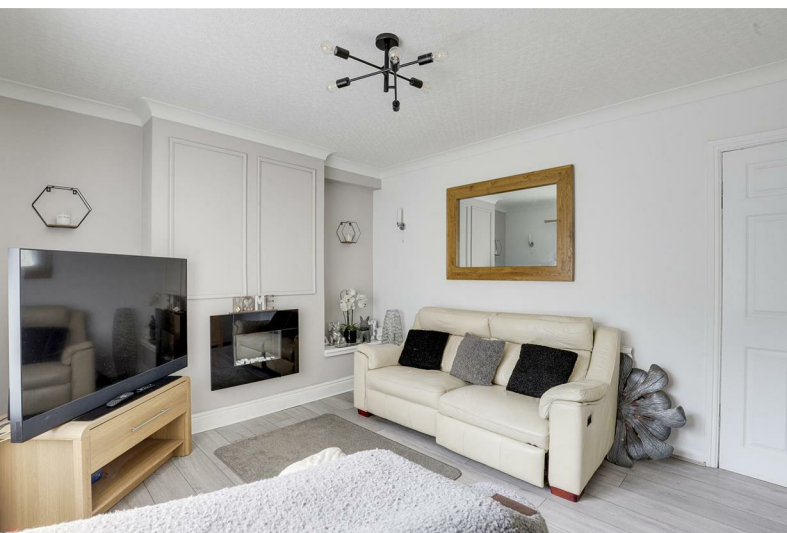


GUIDE PRICE £190,000 - £200,000

NO UPWARD CHAIN...

This semi-detached house is situated in a highly desirable area, offering the perfect balance of convenience and tranquillity. Located close to a range of shops, excellent schools, and a variety of local amenities, this home also benefits from outstanding transport links, making it ideal for a range of buyers, including first-time homeowners, families, and professionals. Upon entering the property, you are greeted by an entrance hall that leads directly into the bright and spacious living room. The living space is enhanced by a charming feature fireplace. From here, the home flows seamlessly into the generously sized fitted kitchen, which provides ample space for dining or entertaining. The kitchen also offers access to a rear hall, where you'll find a convenient ground floor W/C. Ascending to the first floor, the property features two well-proportioned double bedrooms, both offering plenty of space and natural light. The first floor is completed by a stylish and contemporary three-piece bathroom suite, designed with both functionality and comfort in mind. Outside, the front of the property features a driveway, providing off-road parking, complemented by a gravelled border. Gated side access leads to the enclosed rear garden, which has been thoughtfully landscaped to include a patio area, ideal for outdoor dining or relaxing. The garden also boasts a gravelled section, a lawn, a storage shed, an outbuilding for additional storage, and a fence-panelled boundary that ensures privacy.

MUST BE VIEWED





- Semi Detached House
- Two Bedrooms
- Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite & Ground Floor W/C
- Off-Street Parking
- Enclosed Rear Garden
- No Upward Chain
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has wood-effect flooring, carpeted stairs, and a UPVC door providing access into the accommodation.

Living Room

13'6" x 11'1" (4.14m x 3.38m)

The living room has a UPVC double glazed window to the front elevation, a TV point, a feature fireplace, coving to the ceiling, and wood-effect flooring.

Kitchen

13'7" x 8'5" (4.15m x 2.57m)

The kitchen has a range of base and wall units with worktops, a stainless steel sink and half with a swan neck mixer tap and drainer, an integrated oven, a ceramic hob, space and plumbing for a washing machine, space for a tumble dryer, an in-built cupboard, a radiator, tiled flooring, and a UPVC double glazed window to the rear elevation.

Rear Hall

The rear hall has tiled flooring, and a UPVC door opening out to the side elevation.

W/C

This space has a low level flush W/C, and wood-effect flooring.

FIRST FLOOR

Landing

The landing has a UPVC double glazed window to the side elevation, an in-built cupboard, carpeted flooring, access into the boarded loft via a pull-down ladder with lighting, and access into the accommodation.

Bedroom One

13'9" x 9'5" (4.21m x 2.89m)

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

Bedroom Two

10'4" x 8'3" (3.15m x 2.54m)

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

Bathroom

8'2" x 4'9" (2.50m x 1.45m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a vanity-style wash basin, a panelled bath with a wall-mounted electric

shower fixture and shower screen, a radiator, waterproof boarding, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a driveway with a gravelled border, and gated access to the rear garden.

Rear

To the rear of the property is an enclosed rear garden with a patio area, a gravelled area, a shed, an outbuilding, 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 - Some coverage of 3G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

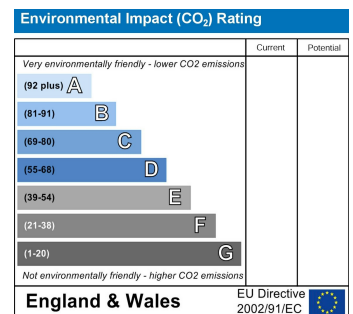
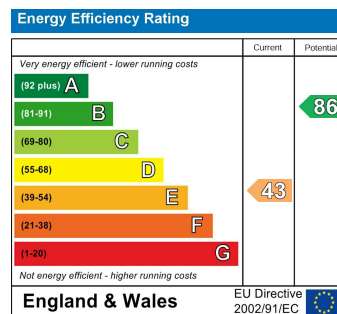
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

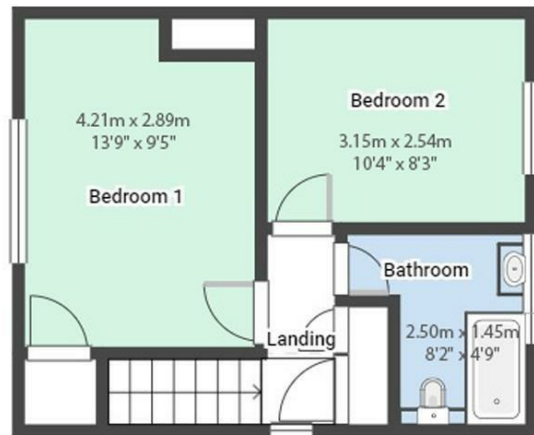
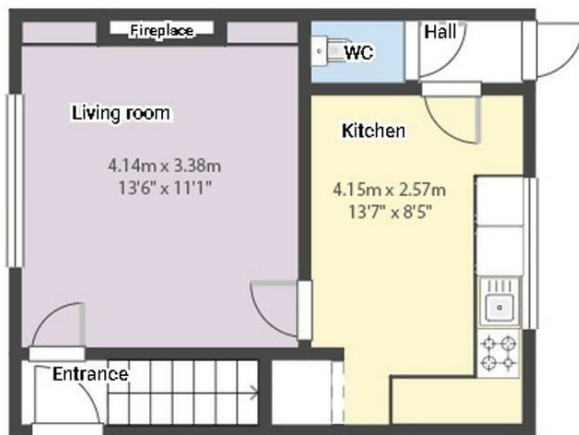
Other Material Issues – No

DISCLAIMER



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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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