

# HoldenCopley

PREPARE TO BE MOVED

Ashdale Road, Arnold, Nottinghamshire NG5 8BH

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£225,000

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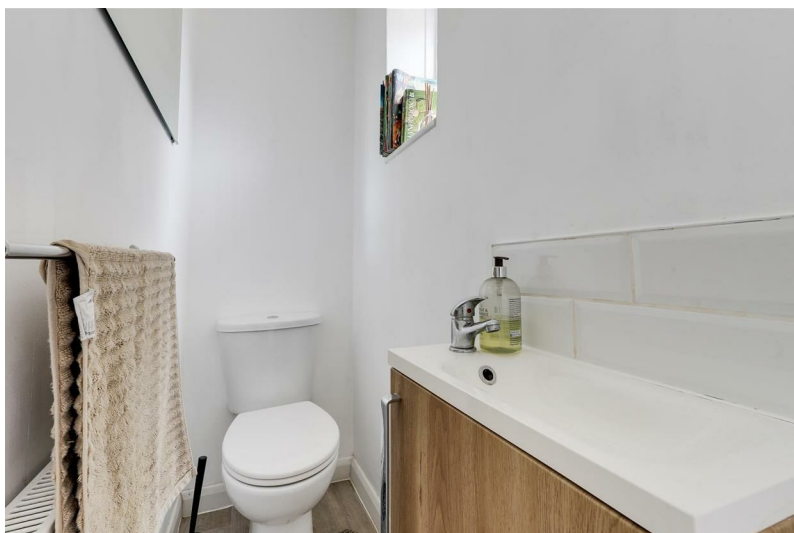


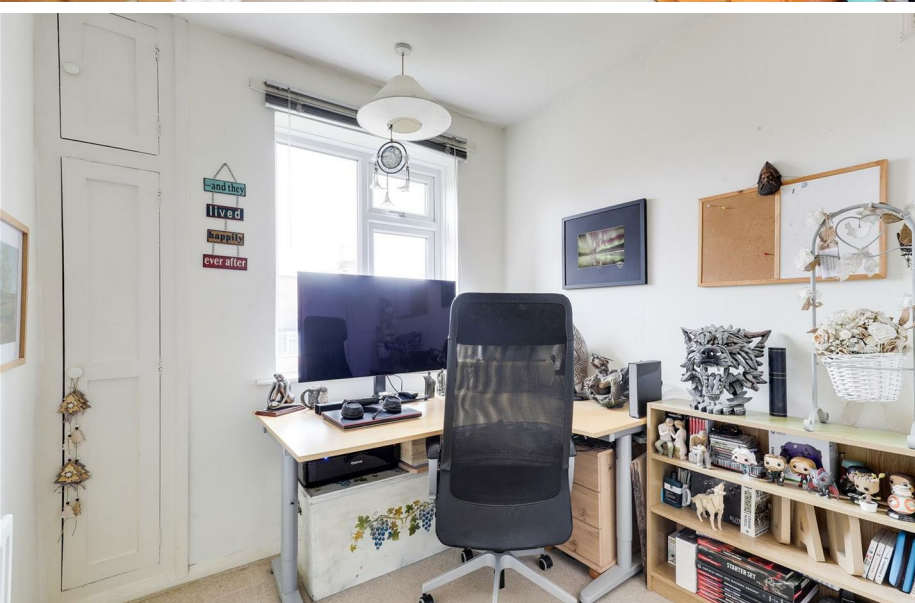
Guide Price: £225,000 - £240,000

## LOCATION, LOCATION, LOCATION...

Situated in the popular location of Arnold, just a short distance from the vibrant Arnold High Street, this well-presented three-bedroom semi-detached house offers an ideal starter home for first-time buyers or families. Boasting excellent school catchments, convenient access to local amenities, and easy commuting links, this property combines location and practicality. The ground floor features an inviting entrance hall, a living room with a modern fireplace, a newly-fitted kitchen diner with a separate pantry cupboard, a W/C, and access to an outhouse for additional storage. Upstairs, three generously sized bedrooms are serviced by a family bathroom and a separate W/C. Outside, the property benefits from off-road parking and a fantastic rear garden, perfect for outdoor activities and entertaining.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Good-Sided Living Room
- Newly Fitted Kitchen
- Pantry & Outhouse
- Bathroom With Separate W/C
- New Boiler
- Generous-Sized Garden
- Off-Road Parking
- Popular Location





## GROUND FLOOR

### Entrance Hall

11'3" x 5'11" (3.43 x 1.81)

The entrance hall has quarry tiled flooring, a radiator, a dado rail, carpeted stairs, a UPVC double-glazed window to the side elevation, and a single UPVC door providing access into the accommodation.

### Living Room

14'3" x 12'3" (4.36 x 3.74)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, coving to the ceiling, a dado rail, a feature fireplace with a decorative surround, and a TV point,

### Kitchen Diner

15'4" x 11'2" (4.69 x 3.41)

The kitchen has a range of fitted base and wall units with wood-effect worktops, a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated oven with a gas hob and extractor fan, a radiator, tiled splashback, quarry tiled flooring, space for a dining table, panelled walls, an in-built cupboard, a pantry cupboard, recessed spotlights, a UPVC double-glazed window to the rear elevation, and a single door to access the garden.

### Pantry

5'5" x 3'0" (1.67 x 0.92)

The pantry has space for a fridge freezer, quarry tiled flooring, and wall-mounted shelves.

### Boot Room

10'0" x 3'6" (3.07 x 1.07)

This space has two separate UPVC doors to provide side access.

### W/C

5'8" x 2'6" (1.74 x 0.77)

This space has a low level dual flush W/C, a wash basin, tiled splashback, a radiator with a chrome towel rail, and a UPVC double-glazed obscure window to the side elevation.

### Out-Building

9'4" x 7'6" (2.87 x 2.29)

The outbuilding has a fitted worktop and a UPVC double-glazed window to the rear elevation.

## FIRST FLOOR

### Landing

7'8" x 6'2" (2.34 x 1.89)

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, a dado rail, access to the boarded loft, and provides access to the first floor accommodation.

### Master Bedroom

14'3" x 10'7" (4.35 x 3.24)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, recessed spotlights, coving to the ceiling, a radiator, and an in-built wardrobe.

### Bedroom Two

10'8" x 10'7" (3.26 x 3.25)

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

### Bedroom Three

9'0" x 7'8" (2.75 x 2.35)

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

### W/C

4'9" x 2'8" (1.47 x 0.82)

This space has a low level dual flush W/C, carpeted flooring, partially tiled walls, and a UPVC double-glazed obscure window to the side elevation.

### Bathroom

7'8" x 4'7" (2.34 x 1.42)

The bathroom has a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture and a shower screen, wood-effect flooring, fully tiled walls, a chrome heated towel rail, an in-built cupboard, and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

To the front of the property is an enclosed garden with fence panelling, a stone-brick boundary wall with a hedge, and shared access to the off-road parking to the rear.

### Rear

To the rear of the property is a private enclosed garden with a patio area, a picket fence, a lawn, a block-paved pathway, various plants, and fence panelled boundaries.

## ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1000 Mbps (Download) 220 Mbps (Upload)

Phone Signal – Most 4G / 5G available

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas or Electric Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Area - Low risk for surface water / very low for rivers & the sea

Low risk of flooding

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:

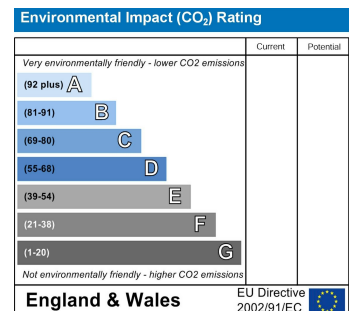
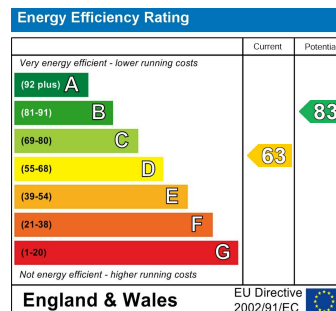
Property Tenure is Freehold

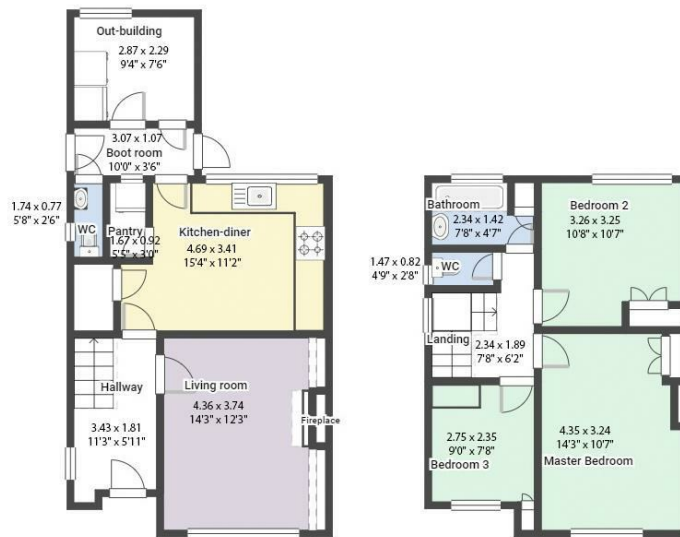
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All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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