

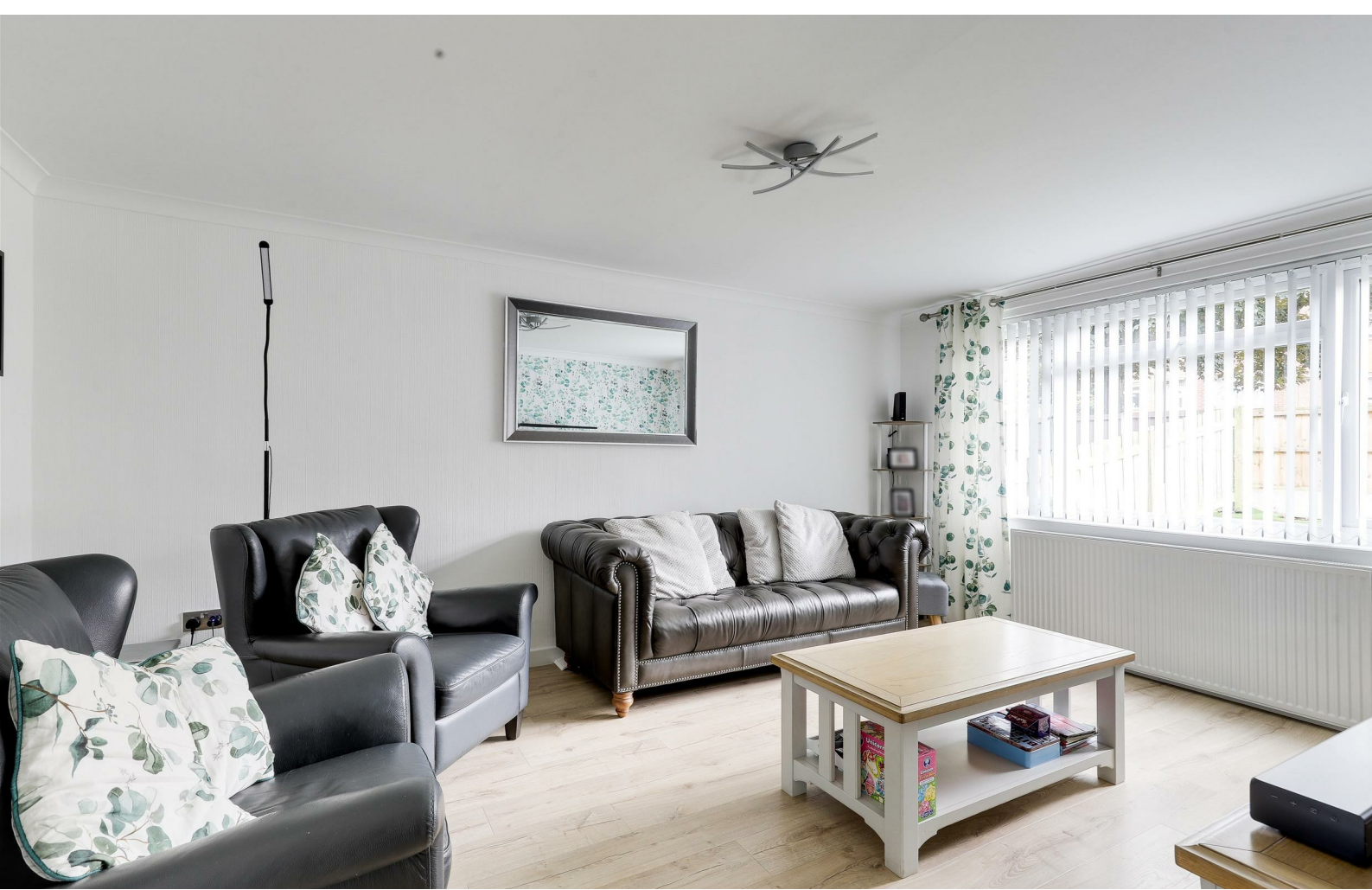
HoldenCopley

PREPARE TO BE MOVED

Heddington Gardens, Arnold, Nottinghamshire NG5 8NW

Guide Price £200,000 - £220,000

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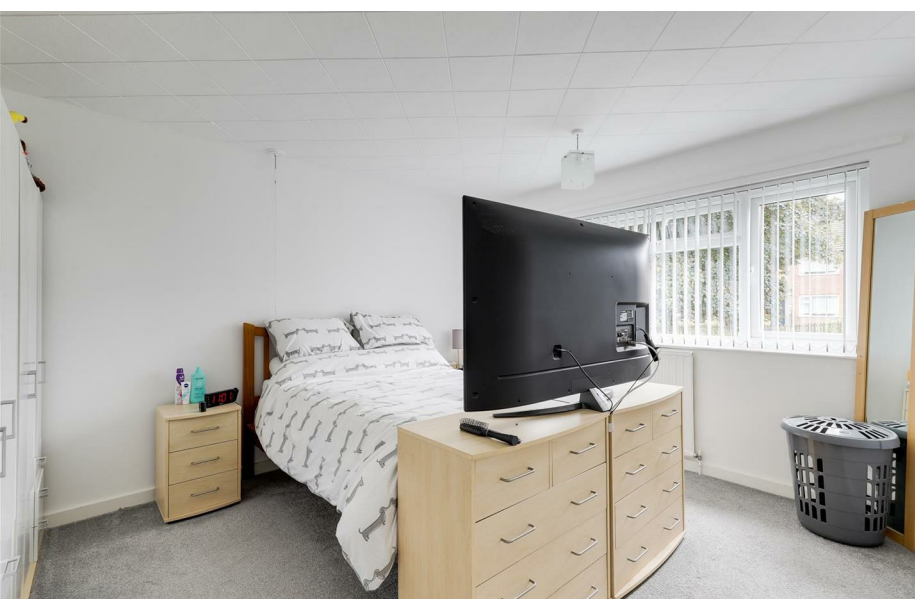
GUIDE PRICE £200,000 - £210,000

WELL-PRESENTED THROUGHOUT...

This well-presented three-bedroom semi-detached house in a popular location, close to local amenities including shops, excellent schools, and convenient transport links into Nottingham City Centre. Upon entering, the ground floor features a welcoming entrance hall leading to a spacious reception room, ideal for relaxation. Adjacent is a modern kitchen diner, perfect for family meals and entertaining. Upstairs, is two double bedrooms, a single bedroom, and a stylish three-piece bathroom suite. Outside, the front garden boasts an artificial lawn for easy maintenance, while the rear garden features a decked seating area, perfect for enjoying the outdoors. Additionally, gated access leads to off-road parking.

MUST BE VIEWED!





- Semi-Detached House
- Three Bedrooms
- Reception Room
- Modern Kitchen Diner
- Three-Piece Bathroom Suite
- Off-Road Parking
- Enclosed Rear Garden
- Well-Presented Throughout
- Popular Location
- Must Be Viewed





GROUND FLOOR

Hallway

13'7" x 7'2" (4.15 x 2.20)

The hallway has vinyl flooring, carpeted stairs, a radiator, a UPVC double-glazed window to the front elevation and a single composite door providing access into the accommodation.

Living Room

16'0" x 11'8" (4.89 x 3.57)

The living room has laminate wood-effect flooring, two radiators, ceiling coving and a UPVC double-glazed window to the front elevation.

Kitchen Diner

19'2" x 10'1" (5.85 x 3.08)

The kitchen diner has a range of fitted base and wall units with worktops, a composite sink and a half with a drainer and a swan neck mixer tap, an integrated double oven & gas hob, space and plumbing for a washing machine, partially tiled walls, recessed spotlights, a radiator, vinyl flooring, three UPVC double-glazed windows to the side and rear elevations and a single UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

8'0" x 5'2" (2.45 x 1.60)

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

Master Bedroom

12'10" x 10'9" (3.92 x 3.29)

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

Bedroom Two

11'10" x 11'6" (3.63 x 3.51)

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

Bedroom Three

9'5" x 8'3" (2.88 x 2.53)

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

Shower Room

7'1" x 6'1" (2.18 x 1.87)

The shower room has a low level dual flush W/C, a vanity storage unit with a wash basin, a shower enclosure with a shower fixture, a heated towel rail, waterproof boarding, recessed spotlights, an extractor fan and a UPVC double-glazed window to the rear elevation.

OUTSIDE

Front

To the front of the property is a garden area with artificial lawn, gated access to the rear garden and fence panelling boundaries.

Rear

To the rear of the property is an enclosed garden with a decked seating area, a gravel area and fence paneling boundaries.

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

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 100Mbps

Phone Signal – Good coverage of Voice 4G - Some coverage of 5G

Sewage – Mains Supply

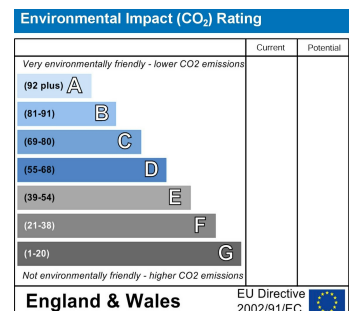
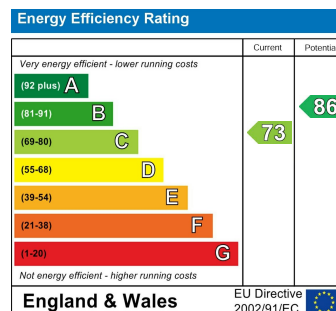
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

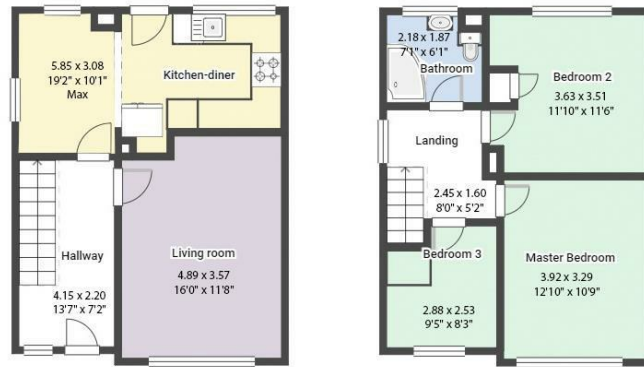
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



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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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