

HoldenCopley

PREPARE TO BE MOVED

Norbett Road, Arnold, Nottinghamshire NG5 8EA

Guide Price £220,000- £230,000

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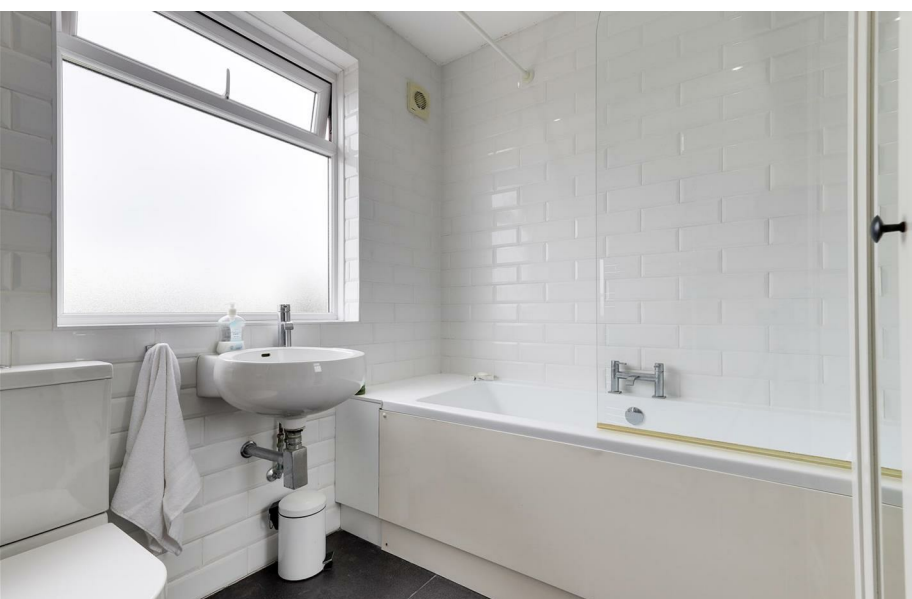
GUIDE PRICE £220,000 - £230,000

SEMI DETACHED HOUSE...

This well-presented two-bedroom semi-detached house is nestled in a highly desirable area, close to an array of local amenities including shops, schools, and more, making it an ideal purchase for a wide range of buyers. The property also benefits from excellent transport links, offering easy access to Nottingham City Centre and the surrounding areas. As you enter the property, you're greeted by a welcoming hallway that leads to a spacious living room, perfect for relaxing or entertaining. The ground floor also features a modern, open-plan fitted kitchen diner, offering ample space for dining and cooking. The kitchen provides access to a convenient utility room, adding extra practicality to the home. Upstairs, the first floor houses two bedrooms, each with plenty of natural light, creating bright and airy spaces. The three-piece bathroom suite is modern and well-appointed, offering comfort and style. Outside, the front of the property boasts a gravelled area and a driveway, providing off-road parking. There is also gated side access to the rear garden. The south-facing rear garden is fully enclosed, making it ideal for both privacy and outdoor enjoyment. The garden features a lovely patio area, perfect for outdoor dining or relaxing in the sun. Additionally, there is an outdoor water tap, a purpose-built bar for entertaining, a garden shed, a well-maintained lawn, and raised planted borders for added greenery. The fence panelled boundary enhances the feeling of seclusion, and the gated access offers convenience.

MUST BE VIEWED





- Semi Detached House
- Two Bedrooms
- Living Room
- Fitted Kitchen Diner
- Utility Room
- Three-Piece Bathroom Suite
- Off-Street Parking
- Enclosed South Facing Rear Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Hallway

3'9" x 3'1" (1.16 x 0.95)

The hallway has real wood flooring, carpeted stairs, a fitted base cupboard, a vertical radiator, and a composite door providing access into the accommodation.

Living Room

12'5" x 11'5" (3.81 x 3.48)

The living room has a UPVC double glazed window to the front elevation, coving to the ceiling, a chimney breast recessed alcove

Kitchen Diner

15'7" x 9'6" (4.76 x 2.90)

The kitchen has a range of fitted base and wall units with solid wood worktops, a composite sink and half with a swan neck mixer tap and drainer, a range cooker, an extractor fan, a wall-mounted boiler, space for a fridge freezer, a radiator, recessed spotlights, space for a dining table, tiled splashback, tiled flooring, two UPVC double glazed windows to the side and rear elevation, and access into the utility room.

Utility

6'11" x 4'2" (2.11 x 1.28)

The utility room has a UPVC double glazed window to the rear elevation, a solid oak worktop, space and plumbing for a washing machine, space for a tumble dryer, a tiled splashback, and a UPVC door opening out to the rear garden.

FIRST FLOOR

Landing

7'4" x 2'9" (2.25 x 0.84)

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

Master Bedroom

12'7" x 9'5" (3.85 x 2.89)

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

Bedroom Two

9'6" x 6'5" (2.92 x 1.98)

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

Bathroom

7'4" x 6'5" (2.25 x 1.98)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a wall-mounted wash basin, a panelled bath with a wall-mounted rainfall and handheld shower fixture and shower screen, a chrome heated towel rail, recessed spotlights, an extractor fan, partially tiled walls, and tiled flooring.

OUTSIDE

Front

To the front of the property is a gavelled area, a driveway, and gated access to the rear garden.

Rear

To the rear of the property is an enclosed south-facing rear garden, with a patio area, an outside water tap, a purpose build bar, a shed, a lawn, raised planted borders, fence panelled boundary, and gated access.

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

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.

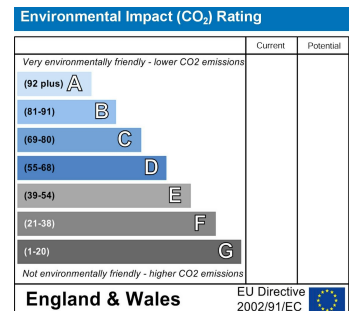
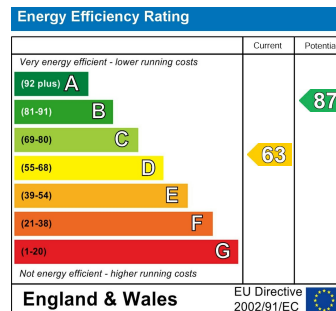
The vendor has advised the following:

Property Tenure is Freehold

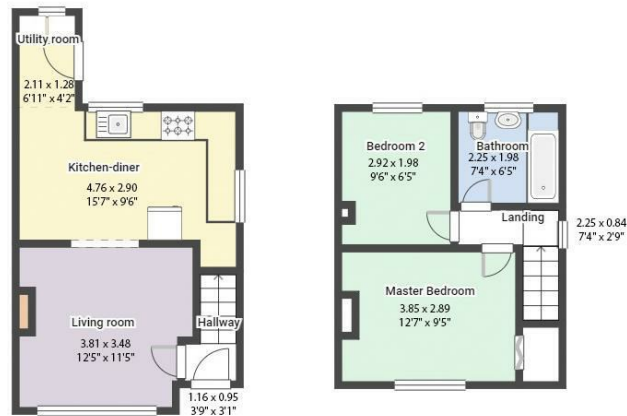
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to 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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