

# HoldenCopley

PREPARE TO BE MOVED

Castleton Avenue, Arnold, Nottinghamshire NG5 6NJ

---

**Guide Price £250,000**

Castleton Avenue, Arnold, Nottinghamshire NG5 6NJ



GUIDE PRICE £250,000 - £270,000

SEMI DETACHED HOUSE...

Situated in a popular and well-connected area, this three-bedroom semi-detached house offers easy access to King George V Recreation Ground, an array of local shops, excellent schools, and a host of other amenities. With superb transport links into Nottingham City Centre and surrounding areas, this home is perfect for a growing family looking for both space and convenience. Upon entering the property, you are welcomed by a hallway that leads through to a spacious living room. The living room features a large bay window. Adjacent to the living room is a separate dining room, which includes a square bay window that enhances the room's charm. The dining room seamlessly connects to the fitted kitchen, and provides access to the conservatory. The conservatory offers an additional living space and opens out onto the rear garden. A spacious four-piece bathroom suite, also located on the ground floor. Moving upstairs, the first floor accommodates the master bedroom, which features a bay window offering plenty of light and a lovely view, and also benefits from an en-suite area for added convenience. There are two further bedrooms on this floor. The exterior of the property is equally appealing, with a low-maintenance front garden that features a neatly hedged boundary. Gated access leads to the rear south facing garden, where you will find a generous outdoor space. The rear and side gardens are enclosed, offering privacy, and feature a patio area, a lawn, a raised decking area ideal for seating, and planted borders filled with mature shrubs and bushes. A further lawn to the side of the property adds to the outdoor space, which is enclosed by a hedge and panelled fencing. Additionally, a detached garage located at the rear of the property provides ample storage space, with an up-and-over door opening onto the parking area.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Conservatory
- Four-Piece Bathroom Suite
- Detached Garage
- Enclosed South Facing Rear Garden
- Popular Location
- Excellent Transport Links
- Must Be Viewed





## GROUND FLOOR

### Hallway

3'10" x 3'6" (1.19 x 1.08)

The hallway has carpeted flooring, coving to the ceiling, and a UPVC door providing access into the accommodation.

### Living Room

12'7" x 12'5" (3.86 x 3.79)

The living room has a UPVC double glazed bay window to the front elevation, a radiator, a TV point, a recessed chimney breast alcove with a log burner solid wooden mantel piece and tiled hearth, coving to the ceiling, and carpeted flooring.

### Dining Room

17'10" x 8'6" (5.45 x 2.60)

The dining room has a UPVC double glazed square bay window to the side elevation, a radiator, coving to the ceiling, a wall-mounted bio fuel fire, an in-built cupboard, and carpeted flooring.

### Kitchen

10'4" x 6'5" (3.15 x 1.96)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, a freestanding gas cooker, space and plumbing for a washing machine, space for a fridge freezer, a radiator, partially tiled walls, tiled flooring, a UPVC double glazed window to the rear elevation, and a UPVC door opening to the conservatory.

### Conservatory

11'1" x 7'4" (3.40 x 2.24)

The conservatory has carpeted flooring, a radiator, recessed spotlight, UPVC double glazed window surround, and a UPVC door opening out to the rear garden.

### Bathroom

8'0" x 7'8" (2.45 x 2.35)

The bathroom has two obscure windows to the side elevation, a low level flush W/C, a pedestal was basin, a panelled bath, a shower enclosure with a wall-mounted electric shower fixture, a radiator, coving to the ceiling, partially tiled walls, and vinyl flooring.

## FIRST FLOOR

### Landing

3'10" x 2'11" (1.19 x 0.89)

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

### Master Bedroom

15'11" x 11'2" (4.86 x 3.42)

The main bedroom has a UPVC double glazed bay window to the front elevation, coving to the ceiling, a radiator, a low level flush W/C, and a vanity-style wash basin, and carpeted flooring.

### Bedroom Two

12'1" x 8'5" (3.69 x 2.57)

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

### Bedroom Three

8'7" x 7'0" (2.62 x 2.15)

The third bedroom has a UPVC double glazed window to the rear elevation, a radiator, a picture rail, coving to the ceiling, and carpeted flooring.

## OUTSIDE

### Front

To the front of the property is a low-maintenance garden with a hedged boundary, and gated access to the rear garden.

### Rear

To the rear and side of the property is an enclosed garden with a patio area, a lawn, a raised decking seating area, planted borders with established plants, shrubs and bushes, a shed, a further lawn to the side, a hedge and fence panelled boundary, and gated access.

### Garage

The detached garage is located at the rear of the property with ample storage, and an Up-and-over door opening onto the parking area.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric 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.

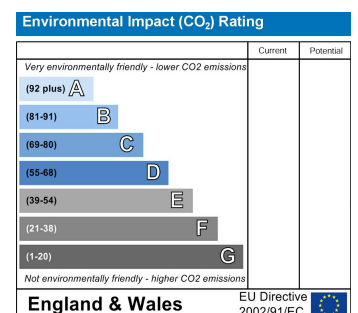
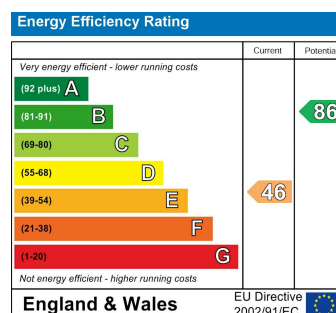
The vendor has advised the following:

Property Tenure is Freehold

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.



# Castleton Avenue, Arnold, Nottinghamshire NG5 6NJ

**HoldenCopley**  
PREPARE TO BE MOVED



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.  
© HoldenCopley

**0115 8969 800**

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

[info@holdencopley.co.uk](mailto:info@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

Agents Disclaimer: HoldenCopley, their clients and employees: 1: 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.