

HoldenCopley

PREPARE TO BE MOVED

Calverton Road, Arnold, Nottinghamshire NG5 8FS

Guide Price £190,000

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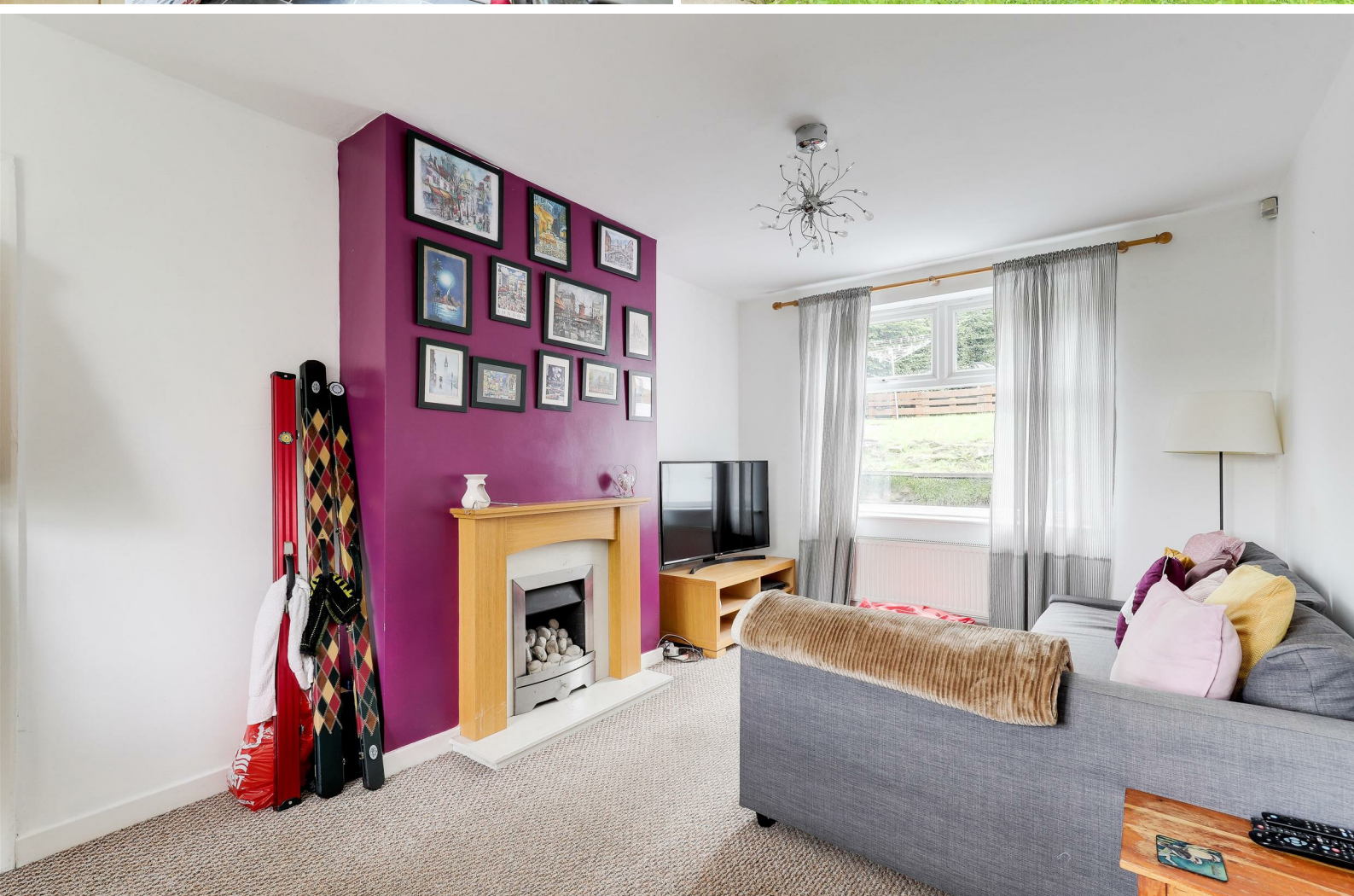


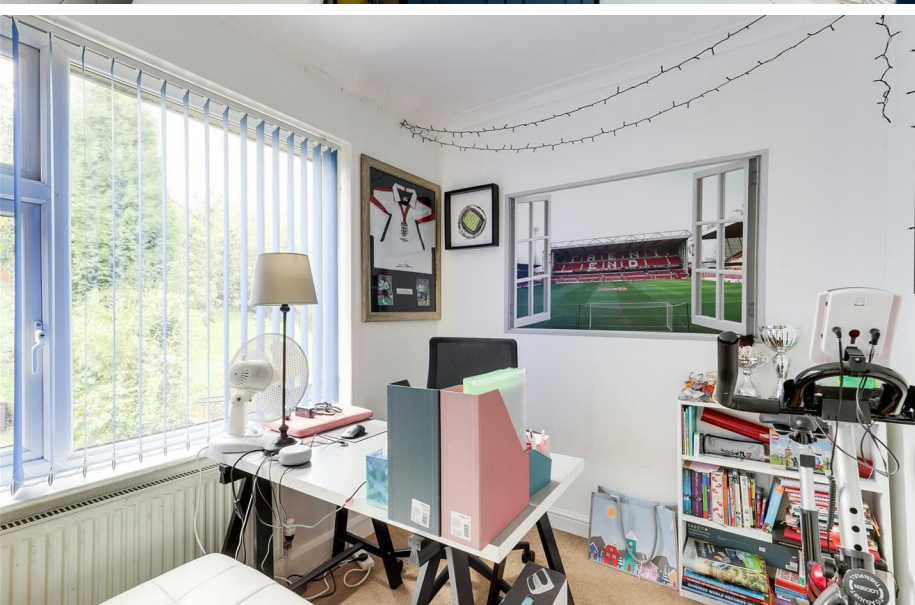
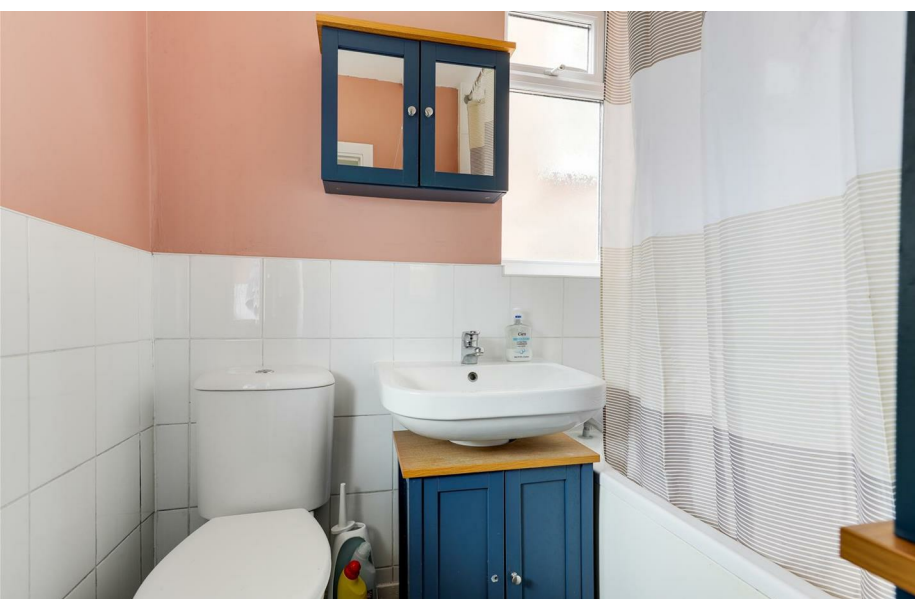
GUIDE PRICE £190,000 - £210,000

NO UPWARD CHAIN...

This four-bedroom semi-detached house, offered with no upward chain, is located in a popular area with easy access to the many amenities Arnold has to offer, including excellent schools and regular transport links. On the ground floor, the entrance hall leads to a spacious reception room, perfect for relaxing or entertaining. Adjacent is a fitted kitchen, catering to all your culinary needs, along with a convenient ground-floor three-piece bathroom suite. Upstairs, the property features three double bedrooms and a single bedroom, providing ample space for family living. Outside, the front offers access to on-street parking, with steps leading up to the property, surrounded by a lawn, plants, and shrubs. To the rear, there is an enclosed garden with a patio seating area, steps ascending to a lawn, and a selection of mature trees, plants, and shrubs, creating an ideal space to enjoy the outdoors.

MUST BE VIEWED!





- Semi-Detached House
- Four Bedrooms
- Reception Room
- Fitted Kitchen
- Ground Floor Bathroom
- On-Street Parking
- Enclosed Rear Garden
- No Upward Chain
- Popular Location
- Must Be Viewed





GROUND FLOOR

Porch

8'3" x 2'10" (2.53 x 0.87)

The porch has tiled flooring, single-glazed windows surround and a single door providing access into the accommodation.

Hallway

9'8" x 2'11" (2.97 x 0.89)

The hallway has carpeted flooring, a UPVC double-glazed obscure window to the side elevation and a single UPVC door providing access from the porch.

Lounge

20'2" x 10'3" (6.16 x 3.14)

The lounge has carpeted flooring, two radiators, a feature fireplace and two UPVC double-glazed windows to the front and rear elevations.

Kitchen

10'5" x 8'4" (3.19 x 2.55)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and a mixer tap, an integrated oven, gas hob & extractor fan, partially tiled walls, an in-built storage cupboard, vinyl flooring, three UPVC double-glazed windows to the side and rear elevations and a single UPVC door providing access to the rear garden.

Bathroom

6'3" x 5'1" (1.91 x 1.56)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath, a heated towel rail, partially tiled walls, an extractor fan, vinyl flooring and two UPVC double-glazed obscure windows to the side and front elevations.

FIRST FLOOR

Landing

8'3" x 2'8" (2.52 x 0.83)

The landing has carpeted flooring, access to the first floor accommodation and access to the boarded loft with courtesy lighting via a dropdown ladder.

Master Bedroom

12'3" x 9'7" (3.75 x 2.94)

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

Bedroom Two

9'11" x 9'7" (3.04 x 2.94)

The second bedroom has carpeted flooring, a radiator, ceiling coving, fitted wardrobes and a UPVC double-glazed window to the front elevation.

Bedroom Three

9'11" x 7'1" (3.04 x 2.17)

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

Bedroom Four

9'0" x 7'2" (2.76 x 2.19)

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

OUTSIDE

Front

To the front of the property is access to on-street parking, steps leading up to the property, a lawn, plants and shrubs and a brick-wall boundary.

Rear

To the rear of the property is an enclosed garden with a paved patio area, steps leading up to a lawn, mature trees, plants and shrubs and fence panelling boundaries.

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 220Mbps

Phone Signal – Good coverage of Voice, 4G & 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 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.

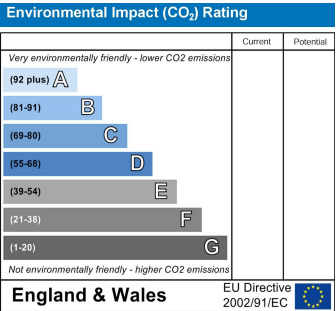
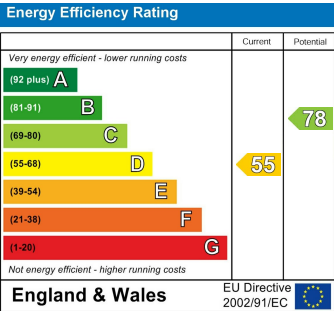
The vendor has advised the following:

Property Tenure is Freehold

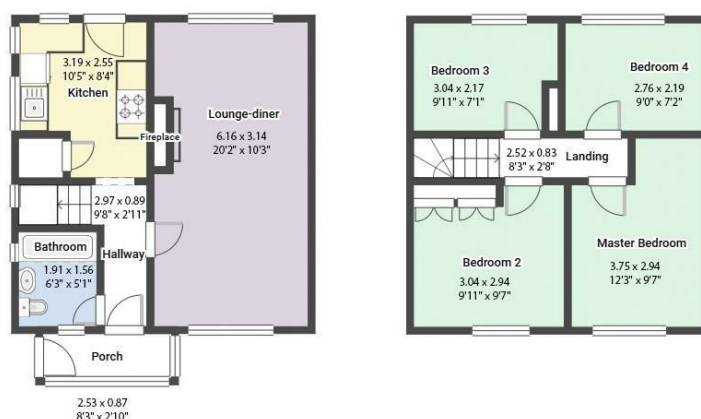
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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