

HoldenCopley

PREPARE TO BE MOVED

Kilvington Road, Arnold, Nottinghamshire NG5 7HQ

Guide Price £200,000 - £260,000

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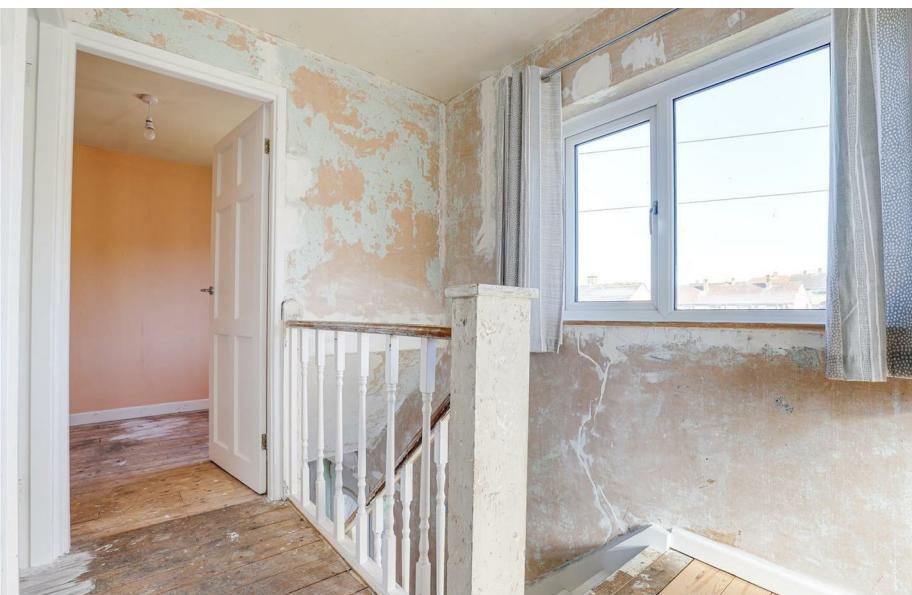
GUIDE PRICE £200,000 - £220,000

NO UPWARD CHAIN...

This three-bedroom semi-detached house is located in a highly sought-after area, offering the perfect blend of convenience and potential. With excellent access to local schools, shops, and a wide range of amenities, it also benefits from fantastic transport links into Nottingham City Centre, making it an ideal choice for commuters and families alike. On entering the property, you are welcomed by an entrance hall that leads into a spacious living room. The living area features French doors that open directly onto the rear garden. The ground floor also includes a generously sized fitted kitchen with ample space for dining. Moving to the first floor, there are three well-proportioned bedrooms, offering flexibility for growing families or those needing additional space for home offices or guest rooms. A three-piece bathroom suite completes the upstairs accommodation. External, to the front, there is a lawn area and a driveway that leads to a detached garage. The garage offers ample storage space and features an up-and-over door for easy access. There is also access to the rear garden, which includes a patio area, all surrounded by a fence-panelled boundary ensuring privacy. Additionally, the property benefits from an outbuilding, providing useful extra storage. This property offers fantastic potential for buyers looking to make it their own and create a home in a highly desirable location.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Garage & Driveway
- Enclosed Rear Garden
- Popular Location
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Entrance Hall

12'4" x 5'1" (3.77m x 1.81m)

The entrance hall has a UPVC double glazed window to the front elevation, a fitted base cupboard, a radiator, wood-effect flooring, painted stairs, and a UPVC double glazed window providing access into the accommodation.

Living Room

12'11" x 12'4" (3.96m x 3.76m)

The living room has wood-effect flooring, a feature fireplace with a decorative surround and tiled hearth, a radiator, and double French doors opening to the rear garden.

Kitchen

19'5" x 8'10" (5.92m x 2.71m)

The kitchen has a range of fitted base and wall units with worktops, a composite sink and half with a swan neck mixer tap and drainer, a wall-mounted boiler, an integrated oven, ceramic hob and extractor fan, space for a fridge freezer, space and plumbing for a washing machine, space for a dining table, a radiator, tiled splashback, tiled flooring, two UPVC double glazed windows to the front and rear elevation, and a UPVC door opening to the rear garden.

FIRST FLOOR

Landing

6'1" x 7'10" (1.87m x 2.41m)

The landing has a UPVC double glazed window to the front elevation, exposed floor boarding, access into the boarded loft with lighting, and access to the first floor accommodation.

Master Bedroom

9'8" x 12'4" (2.96m x 3.76m)

The main bedroom has a UPVC double glazed window to the rear elevation, a radiator, fitted wardrobes, and exposed floor boards.

Bedroom Two

11'6" x 9'0" (3.51m x 2.76m)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, and exposed floor boards.

Bedroom Three

9'5" x 7'6" (2.88m x 2.31m)

The third bedroom has a UPVC double glazed window to the front elevation, a radiator, and exposed floor boards.

Bathroom

7'7" x 5'6" (2.32m x 1.70m)

The bathroom has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a vanity-style wash basin, a shower enclosure with a wall-mounted shower fixture, a radiator, partially tiled walls, and tiled flooring.

OUTSIDE

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

Front

To the front of the property is a lawn, access to the rear garden, access to an outbuilding, and a driveway to the detached garage.

Garage

The garage has ample storage space, and an up-and-over door opening to the driveway.

Rear

To the rear of the property is a patio area, and fence panelled boundary.

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.

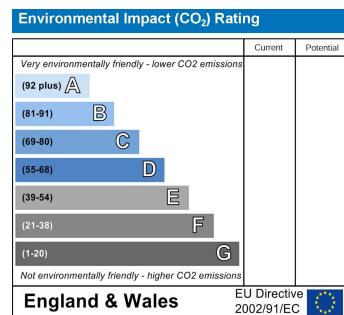
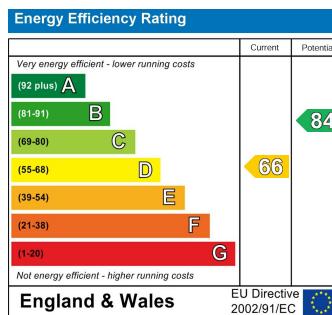
The vendor has advised the following:

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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