

HoldenCopley

PREPARE TO BE MOVED

Gleneagles Drive, Arnold, Nottinghamshire NG5 8PP

Guide Price £180,000

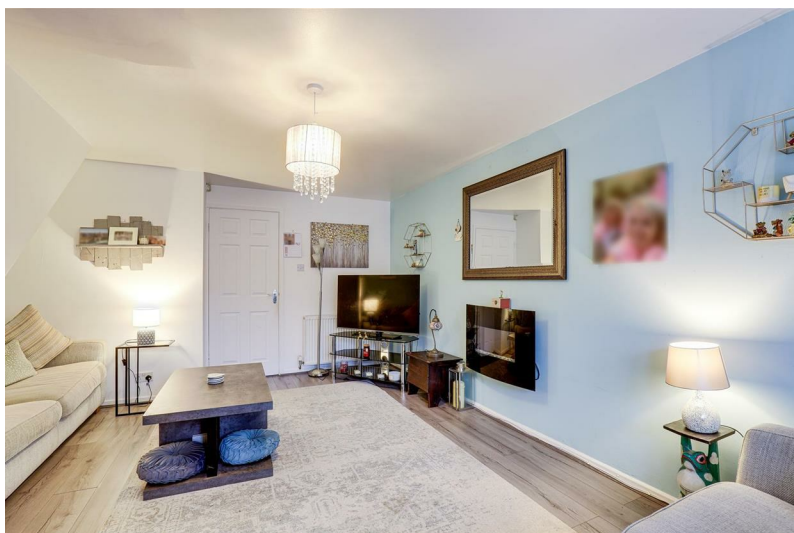
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GUIDE PRICE £180,000 - £200,000

This well-presented two-bedroom mid-terraced house is the perfect starter home or investment opportunity, offering a blend of modern living and convenience. Situated in a popular location, it is within easy reach of various local amenities, excellent school catchments, and scenic countryside, making it ideal for families and commuters alike. The ground floor features an inviting entrance hall, leading to a spacious living room, perfect for relaxation, and a stylish modern fitted kitchen. Upstairs, there are two generously sized double bedrooms, a contemporary bathroom suite, and access to a boarded loft, providing extra storage space. Outside, the landscaped multi-level rear garden offers a tranquil space to unwind, complete with gated access to allocated off-road parking, adding to the property's appeal.

MUST BE VIEWED





- Mid-Terraced House
- Two Double Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen Diner
- Three-Piece Bathroom Suite
- Boarded Loft
- Landscaped Garden
- Allocated Off-Road Parking
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

4'6" x 4'9" (1.37m x 1.45m)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, an in-built cupboard, and a single UPVC door providing access into the accommodation.

Living Room

16'11" x 13'3" (5.16m x 4.05m)

The living room has a UPVC double-glazed bow window to the front elevation, wood-effect flooring, a radiator, a TV point, and a wall-mounted electric fireplace.

Kitchen

13'2" x 8'2" (4.01m x 2.49m)

The fitted kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated oven, an electric hob with an extractor fan and splashback, space and plumbing for a washing machine and a dishwasher, space for a fridge freezer, a radiator, tiled splashback, tiled flooring, UPVC double-glazed windows to the rear elevation, and a single UPVC door providing access to the garden.

FIRST FLOOR

Landing

2'8" x 6'8" (0.82m x 2.04m)

The landing has carpeted flooring, an in-built cupboard, access to the loft, and provides access to the first floor accommodation.

Master Bedroom

13'11" x 10'0" (4.25m x 3.07m)

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

Bedroom Two

11'1" x 7'3" (3.39m x 2.23m)

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

Bathroom

8'2" x 5'7" (2.51m x 1.71m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with wall-mounted electric shower fixture and a bi-folding screen, a heated towel rail, partially tiled walls, tiled flooring, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property there are blue slate chippings and a patio pathway.

Rear

To the rear of the property is an enclosed multi-level garden with a sandstone patio paving and timber-framed steps, a lawn, a raised decking area, external lighting, fence panelled boundaries, and gated access to allocated off-road parking.

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1000 Mbps (download) 100 Mbps (upload)

Phone Signal – Mostly 4G & 5G

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Area - very low risk

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.

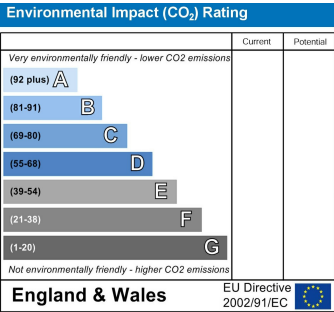
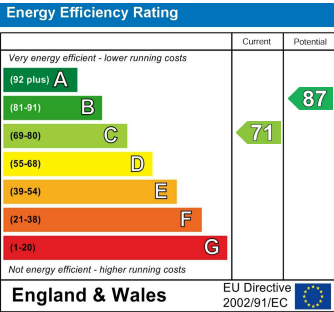
The vendor has advised the following:

Property Tenure is Freehold

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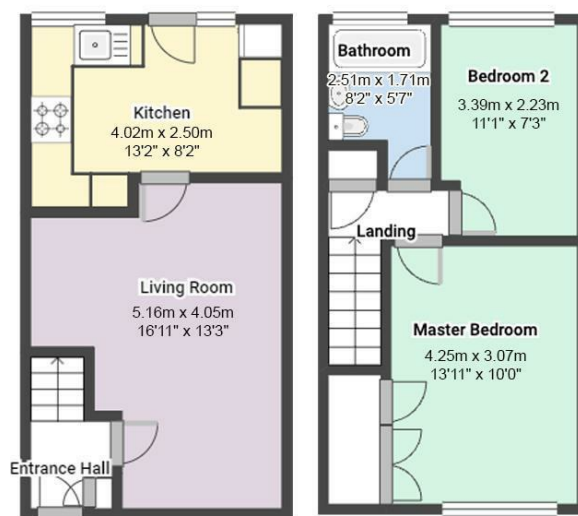
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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