

HoldenCopley

PREPARE TO BE MOVED

Needham Road, Arnold, Nottinghamshire NG5 7FF

Guide Price £210,000 - £220,000

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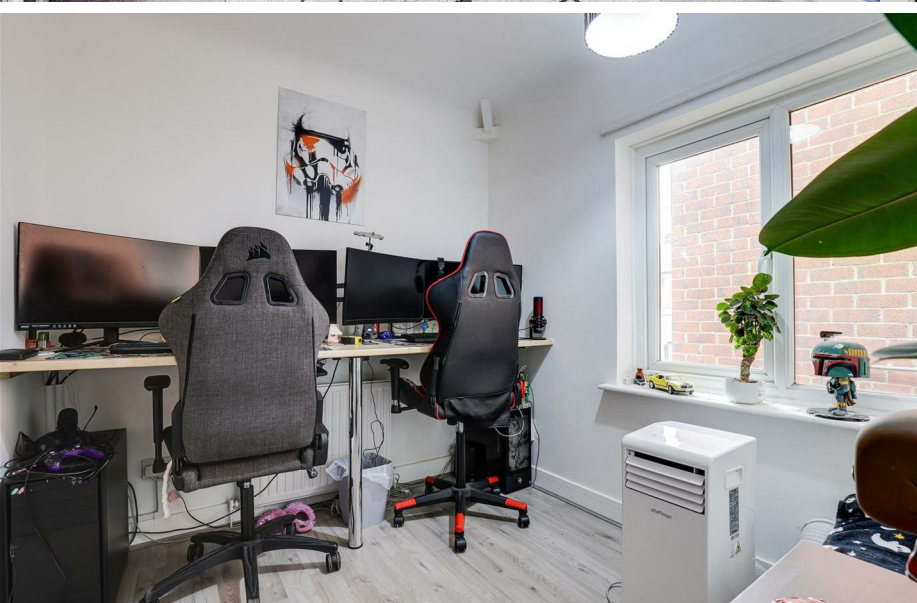
GUIDE PRICE: £210,000 - £220,000

LOCATION, LOCATION, LOCATION...

This beautifully presented three-bedroom semi-detached house offers an ideal opportunity for first-time buyers, a small family, or as a valuable investment. Set in the sought-after location of Arnold, this property enjoys close proximity to the Arnold High Street, where a range of amenities, shops, and eateries await, as well as excellent commuting links and access to well-regarded school catchments. The ground floor welcomes you with an inviting entrance hall leading to a spacious living room, perfect for relaxation, and a modern fitted kitchen complete with a breakfast bar, alongside a convenient W/C. The first floor boasts three well-proportioned bedrooms, all serviced by a bathroom suite. Outside, the property offers a driveway to the front for off-road parking, while the rear features a private garden with a delightful summer house, creating a peaceful outdoor space for entertaining or unwinding.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Good-Sized Living Room
- Modern Fitted Kitchen With Breakfast Bar
- Ground Floor W/C
- Three-Piece Bathroom Suite
- Driveway
- Rear Garden With Summer House
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

6'5" x 4'3" (1.98m x 1.32m)

The entrance hall has tiled flooring, a radiator, a fitted meter cupboard, carpeted stairs, and a single UPVC door providing access into the accommodation.

Living Room

11'11" x 13'6" (3.64m x 4.14m)

The living room has a UPVC double-glazed window to the front elevation, laminate flooring, a radiator, and a TV point.

Kitchen

13'8" x 9'2" (4.17m x 2.79m)

The kitchen has a range of fitted base and wall units with worktops and a breakfast bar, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven with a gas hob, space for a fridge freezer, space and plumbing for a washing machine and a dishwasher, vinyl flooring, splashback, an in-built pantry cupboard, and a UPVC double-glazed window to the rear elevation.

Rear Porch

2'7" x 3'7" (0.80m x 1.10m)

The rear porch has vinyl flooring and a single UPVC door to access the garden.

W/C

5'10" x 3'6" (1.80m x 1.08m)

This space has a low level flush W/C, a radiator, vinyl flooring, a wall-mounted boiler, and a single-glazed window to the rear elevation.

FIRST FLOOR

Landing

5'10" x 7'2" (1.80m x 2.20m)

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

Master Bedroom

11'11" x 9'1" (3.65m x 2.78m)

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

Bedroom Two

9'4" x 9'2" (2.84m x 2.79m)

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

Bedroom Three

8'9" x 7'6" (2.68m x 2.29m)

The third bedroom has a UPVC double-glazed window to the side elevation, wood-effect vinyl flooring, and a radiator.

Bathroom

5'11" x 4'10" (1.81m x 1.49m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a mains-fed shower and a curtain pole, tiled flooring, partially tiled walls, a radiator, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway providing off-road parking.

Rear

To the rear of the property is a private enclosed garden with a patio area, external lighting, a lawn, a summer house, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1000 Mbps (download) 220 Mbps (upload)

Phone Signal – Mostly 4G / 5G coverage

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 - Low for surface water / very low for rivers & sea

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.

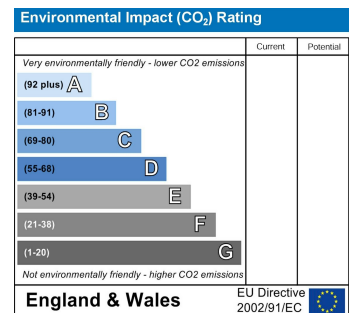
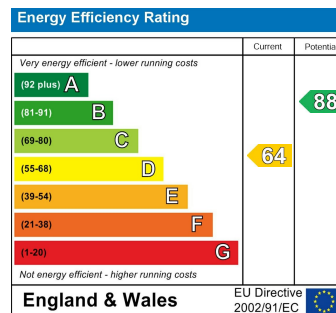
The vendor has advised the following:

Property Tenure is Freehold

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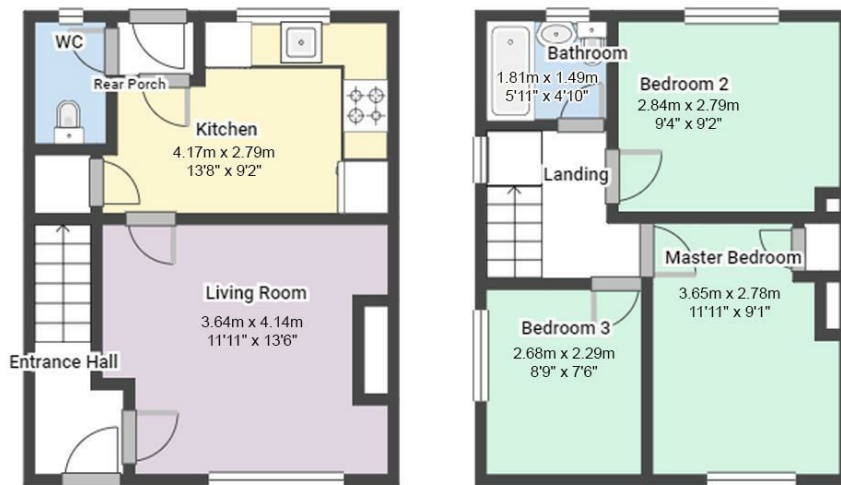
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport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