

# HoldenCopley

PREPARE TO BE MOVED

Cornell Drive, Arnold, Nottinghamshire NG5 8RF

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Guide Price £185,000

GUIDE PRICE £185,000 - £195,000

NO UPWARD CHAIN...

This two-bedroom mid-terraced house is an ideal opportunity for first-time buyers, offering the added benefit of no upward chain. Situated in a popular and convenient location, the property is close to a range of local amenities, including shops, schools, and excellent transport links for easy commuting.

On the ground floor, you'll find a spacious reception room, perfect for relaxation or entertaining, along with a modern kitchen diner for your culinary needs. Upstairs, the first floor features two well-proportioned double bedrooms and a three-piece bathroom. Externally, the property boasts an enclosed rear garden with a patio seating area and a lawn, creating an ideal space to enjoy the outdoors. To the rear, there is gated access to off-road parking and a garage.

MUST BE VIEWED!



- Mid-Terraced House
- Two Double Bedrooms
- Spacious Reception Room
- Modern Kitchen Diner
- Three-Piece Bathroom Suite
- Off-Road Parking & Garage
- Enclosed Garden
- No Upward Chain
- Popular Location
- Must Be Viewed

## GROUND FLOOR

### Hallway

5'6" x 4'6" (1.68 x 1.38)

The hallway has carpeted flooring, a radiator, an in-built storage cupboard and a single composite door providing access into the accommodation.

### Living Room

18'0" x 13'3" (5.51 x 4.06)

The living room has carpeted flooring, a radiator and a UPVC double-glazed bay window to the front elevation.

### Kitchen

13'3" x 10'1" (4.06 x 3.08)

The kitchen has a range of fitted base and wall units with worktops, an undermount sink with draining grooves and a swan neck mixer tap, an integrated oven & hob, a radiator, an extractor fan, tiled flooring, two UPVC double-glazed windows to the rear elevation and a single composite door providing access to the rear garden.

## FIRST FLOOR

### Landing

6'8" x 2'7" (2.04 x 0.80)

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

### Master Bedroom

14'0" x 10'2" (4.27 x 3.10)

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

### Bedroom Two

11'0" x 7'5" (3.37 x 2.28)

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

### Bathroom

8'1" x 5'7" (2.48 x 1.71)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with an electric shower fixture, a heated towel rail, partially tiled walls, an extractor fan, vinyl flooring and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

To the front of the property is access to on-street parking and a garden area with a lawn.

### Rear

To the rear of the property there is a private enclosed garden with a patio area, lawned area, fence panelling boundaries and gated access to a off-road parking and the garage.

## DISCLAIMER

Council Tax Band Rating - Cedling 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.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 100Mbps

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

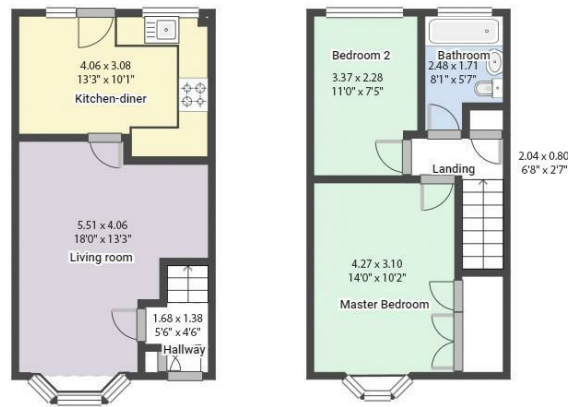
Any Legal Restrictions – No

Other Material Issues – No



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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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