

HoldenCopley

PREPARE TO BE MOVED

Spinningdale, Arnold, Nottingham NG5 8QT

Guide Price £195,000 - £200,000

Spinningdale, Arnold, Nottingham NG5 8QT



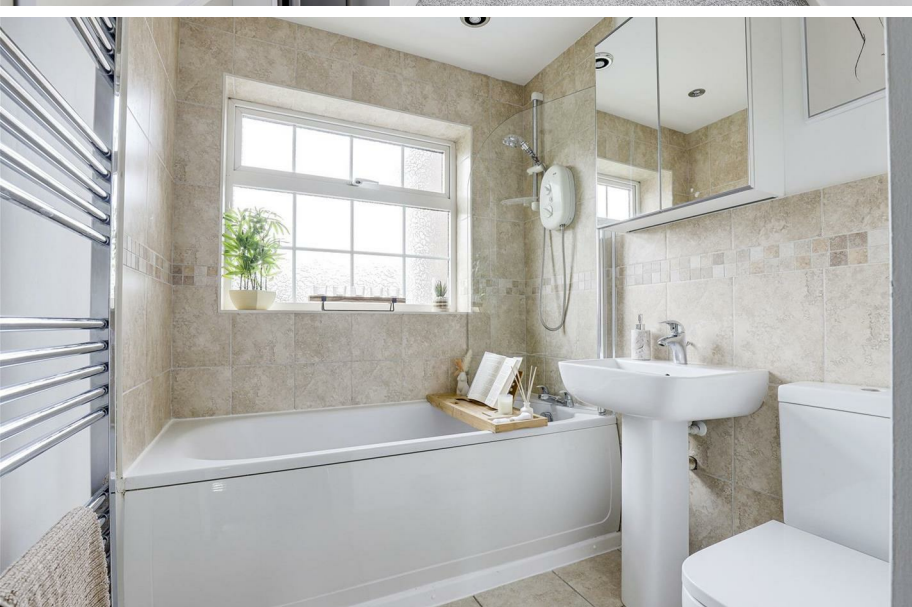
GUIDE PRICE: £195,000 - £200,000

BEAUTIFULLY PRESENTED THROUGHOUT...

Situated in the popular area of Arnold, this charming mid-terraced Georgian townhouse is beautifully presented throughout, making it the perfect purchase for any first-time buyer or investors. The property features a spacious living room, highlighted by a stylish media wall with a contemporary fireplace, creating a warm and inviting focal point, along with a fitted and modern kitchen diner. Upstairs, two well-proportioned bedrooms are complemented by a contemporary three-piece bathroom suite, while the large, versatile boarded loft space provides ample storage. Outside, the well-maintained private garden offers a peaceful retreat, ideal for relaxation, and the added benefit of a single garage provides secure parking or extra storage. Located close to local amenities, schools, and transport links, this property just has to be viewed to be appreciated.

MUST BE VIEWED





- Mid-Terraced House
- Two Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen Diner
- Three-Piece Bathroom Suite
- Large, Versatile Boarded Loft Space
- Private Enclosed Garden
- Single Garage
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

4'9" x 4'6" (1.46m x 1.39m)

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

Living Room

13'6" x 16'11" (max) (4.14m x 5.17m (max))

The living room has a UPVC double-glazed bow window to the front elevation, carpeted flooring, a radiator, coving to the ceiling, a recessed wall-mounted TV point, and a recessed feature fireplace with a flame-effect fire.

Kitchen Diner

9'10" x 13'6" (3.00m x 4.14m)

The kitchen has a range of fitted base and wall units with worktops, a sink with a swan neck mixer tap and drainer, an integrated oven with a gas hob and angled extractor fan, space and plumbing for a washing machine, space for an under-counter fridge, space for a dining table, wood-effect flooring, a radiator, coving to the ceiling, recessed spotlights, tiled splashback, UPVC double-glazed windows to the rear elevation, and a single UPVC door providing access to the garden.

FIRST FLOOR

Landing

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

The landing has carpeted flooring, recessed spotlights, an in-built cupboard, access to the boarded loft via a drop-down ladder, and provides access to the first floor accommodation.

Master Bedroom

13'11" x 10'4" (4.25m x 3.17m)

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

Bedroom Two

11'2" x 7'9" (3.41m x 2.37m)

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

Bathroom

5'7" x 8'3" (1.71m x 2.52m)

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

SECOND FLOOR

Loft

9'9" x 8'0" (2.98m x 2.44m)

The boarded loft has wood-effect flooring and exposed beams.

OUTSIDE

To the front of the property is patio pathway and a lawned garden. To the rear, there is a private enclosed garden with gravelling, a decking area, a brick-built BBQ, a wooden arch, a lawn, a shed, and fence panelled boundaries. Additionally, there is a garage for off-road parking / storage.

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1000 Mbps (download) 100 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 – Very low risk
Non-Standard Construction – No
Any Legal Restrictions – TBC
Other Material Issues –TBC

DISCLAIMER

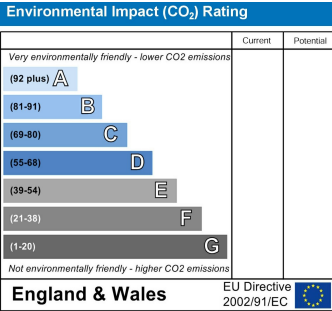
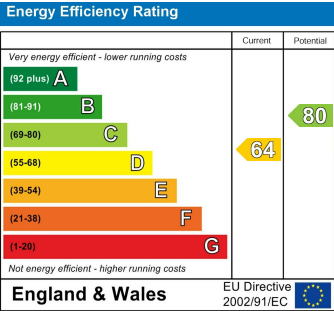
Council Tax Band Rating - Gedling Borough Council - Band B
This information was obtained through the directgov website.
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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.



Spinningdale, Arnold, Nottingham NG5 8QT

HoldenCopley
PREPARE TO BE MOVED



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.
© HoldenCopley

0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

info@holdencopley.co.uk

www.holdencopley.co.uk

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.