

HoldenCopley

PREPARE TO BE MOVED

Graveney Gardens, Arnold, Nottinghamshire NG5 6QW

Guide Price £220,000

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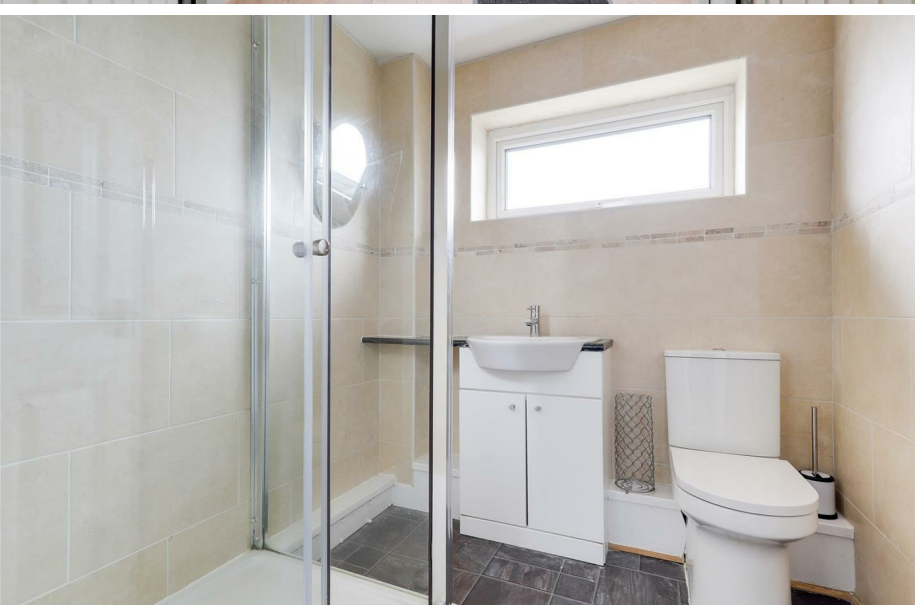
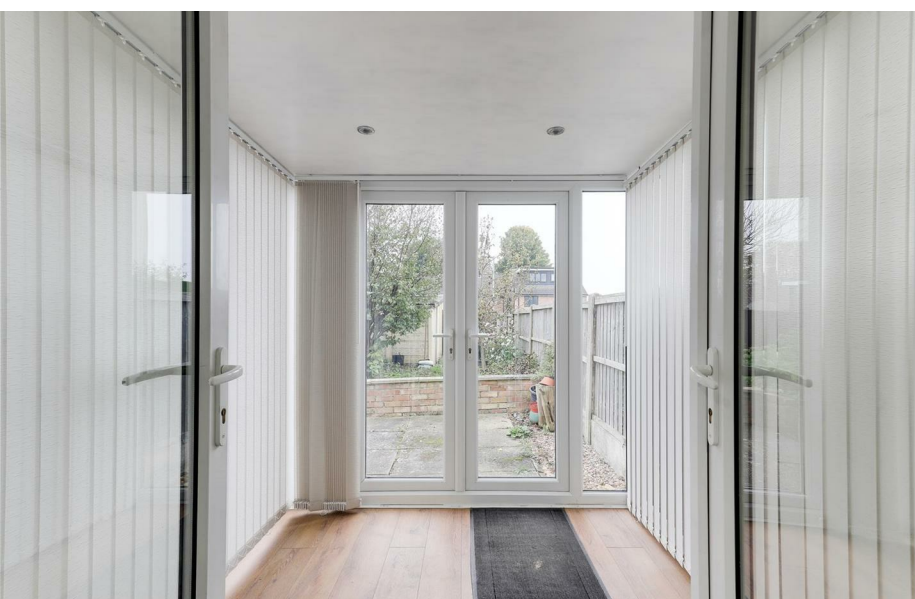
GUIDE PRICE £220,000 - £230,000

NO UPWARD CHAIN...

This beautifully maintained three-bedroom mid-terraced house is move-in ready and boasts a range of modern updates, including a newly fitted kitchen, a bright new conservatory, and fresh carpets throughout. Offered with no upward chain, it's the perfect choice for first-time buyers or families looking for a hassle-free home. Nestled in a cul-de-sac, the property is close to local amenities, transport links, and excellent schools. The ground floor features an inviting entrance hall, a spacious living room, and a stylish kitchen with integrated appliances and a dining area with double doors leading to the conservatory. Upstairs, you'll find three well-sized bedrooms, a modern shower suite, and ample storage. Outside, the front of the property offers greenery, while the rear features a private enclosed garden with gated access to the garage and off-road parking.

MUST BE VIEWED





- Mid-Terraced House
- Three Bedrooms
- Newly Fitted Kitchen Diner
- Spacious Living Room
- New Conservatory
- Shower Suite
- New Carpeted Flooring
- Private Garden
- Garage & Off-Road Parking To Rear
- Popular Location





GROUND FLOOR

Entrance Hall

6'6" x 3'1" (2.00 x 0.94)

The entrance hall has carpeted flooring, a radiator, double wooden doors with glass inserts leading into the living room, and a single UPVC door providing access into the accommodation.

Living Room

13'4" x 12'6" (4.08 x 3.82)

The living room has a UPVC double-glazed window and a UPVC double-glazed obscure window to the front elevation, carpeted flooring, a radiator, coving to the ceiling, a fitted meter cupboard, a TV point, an in-built cupboard, a fireplace with an exposed brick surround, and double wooden doors with glass inserts leading into the kitchen diner.

Kitchen Diner

15'8" x 10'2" (4.78 x 3.12)

The kitchen has a range of fitted handleless base and wall units, a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated oven, an integrated combi-oven, an electric hob with an extractor fan and stainless steel splashback, an integrated fridge freezer, an integrated washing machine, wood-effect flooring, space for a dining table, recessed spotlights, a radiator, a UPVC double-glazed window to the rear elevation, and double French doors opening out to the conservatory.

Conservatory

7'7" x 7'0" (2.33 x 2.14)

The conservatory has wood-effect flooring, a range of full heights UPVC double-glazed windows to the side and rear elevation, and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

7'8" x 6'2" (2.34 x 1.90)

The landing has carpeted flooring, access to the loft, and provides access to the first floor accommodation.

Master Bedroom

13'5" x 9'1" (4.09 x 2.79)

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

Bedroom Two

9'2" x 9'1" (2.81 x 2.78)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, an in-built cupboard, and a fitted wardrobe with overhead storage cupboards.

Bedroom Three

10'5" x 6'9" (3.20 x 2.06)

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

Shower Room

6'2" x 6'2" (1.88 x 1.88)

The space has a low level dual flush W/C, a vanity unit wash basin, a shower enclosure with a mains-fed shower, fully tiled walls, vinyl flooring, a chrome heated towel rail, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a lawned area.

Rear

To the rear of the property is a private enclosed garden with a patio area, a lawn, a patio pathway, a range of mature trees, plants and shrubs, fence panelled boundaries, and gated access to the garage and off-road parking.

ADDITIONAL INFORMATION

Broadband – Virgin Media, Openreach

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 - Very low risk
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

DISCLAIMER

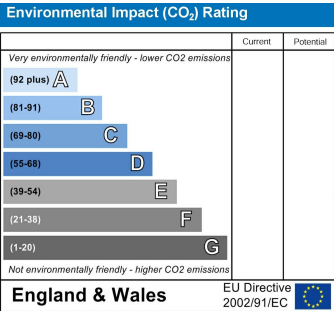
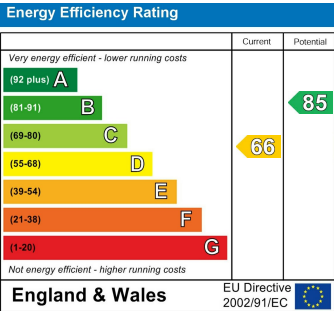
Council Tax Band Rating - Gedling Borough Council - Band B
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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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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