

HoldenCopley

PREPARE TO BE MOVED

Brackendale Avenue, Arnold, Nottinghamshire NG5 8DQ

Guide Price £180,000

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GUIDE PRICE; £180,000 - £190,000

NO UPWARD CHAIN...

Welcome to this three-bedroom mid-terraced house, a delightful opportunity for those seeking a new home with no upward chain. Situated in a sought-after location, this property presents a canvas for its new owners to infuse their personal touch. Upon entering, you're greeted by an entrance hall, leading you into a spacious bay-fronted living room, seamlessly flowing into an open-plan dining room. A versatile study adds to the flexibility of the space, while the kitchen beckons with possibilities for culinary creativity. Upstairs, three bedrooms await, offering comfort and tranquillity, complemented by a three-piece bathroom suite. Outside, a private enclosed garden invites you to relax and unwind in seclusion. This property is situated in a prime location just a stone's throw away from Arnold High Street, host to a range of shops, eateries, supermarkets and excellent facilities along with easy access into the City Centre and various schools. Don't miss out on the chance to make this house your own, where the possibilities are as endless as your imagination.

MUST BE VIEWED





- Mid-Terraced House
- Three Bedrooms
- Spacious Living/Dining Room
- Study
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Private Enclosed Garden
- No Upward Chain
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

3'11" x 7'8" (1.20m x 2.36m)

The entrance hall has carpeted flooring, a radiator and a single UPVC door providing access into the accommodation

Living Room

15'5" x 12'0" (4.72m x 3.67m)

The living room has carpeted flooring, a feature fireplace with a decorative surround, an in-built storage cupboard, a radiator, wall-mounted light fixtures, a UPVC double glazed bay window to the front elevation and is open plan to the dining room

Dining Room

7'9" x 11'10" (2.38m x 3.62m)

The dining room has carpeted flooring and a radiator

Study

7'10" x 5'7" (2.41m x 1.71m)

The study has carpeted flooring, two UPVC double glazed windows to the side and rear elevations and a single UPVC door providing access to the rear garden

Kitchen

10'7" x 6'9" (3.25m x 2.06m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer, space for a fridge, space and plumbing for a washing machine, a radiator, tiled splashback and a UPVC double glazed window to the rear elevation

FIRST FLOOR

Landing

7'3" x 5'7" (2.22m x 1.72m)

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

Master Bedroom

8'11" x 13'6" (2.74m x 4.13m)

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

Bedroom Two

8'11" x 11'1" (2.74m x 3.39m)

The second bedroom has carpeted flooring, two in-built wardrobes, a radiator and a UPVC double glazed window to the rear elevation

Bedroom Three

10'7" x 5'7" (3.24m x 1.72m)

The third bedroom has carpeted flooring, three in-built storage cupboards, a radiator and a UPVC double glazed window to the front elevation

Bathroom

7'11" x 5'7" (2.43m x 1.71m)

The bathroom has a low-level dual flush W/C, a pedestal wash basin, a panelled bath with a hand-held shower fixture, a radiator, tiled walls and a UPVC double glazed obscure window to the rear elevation

OUTSIDE

Front

To the front of the property is a low-maintenance garden

Rear

To the rear of the property is a private enclosed garden with a stone paved patio area, a stone pebbled area, a range of plants and shrubs, courtesy lighting and panelled fencing

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 220Mbps

Phone Signal – Good coverage of Voice, 3G, 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

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.

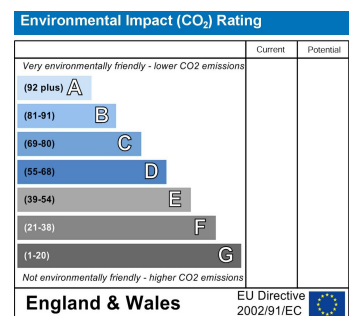
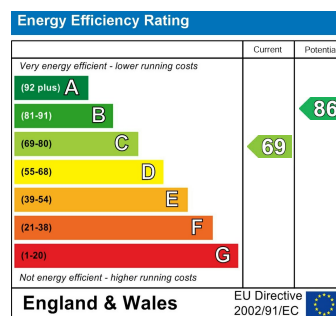
The vendor has advised the following:

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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