

HoldenCopley

PREPARE TO BE MOVED

Knowles Walk, Arnold, Nottinghamshire NG5 8NG

Guide Price £150,000

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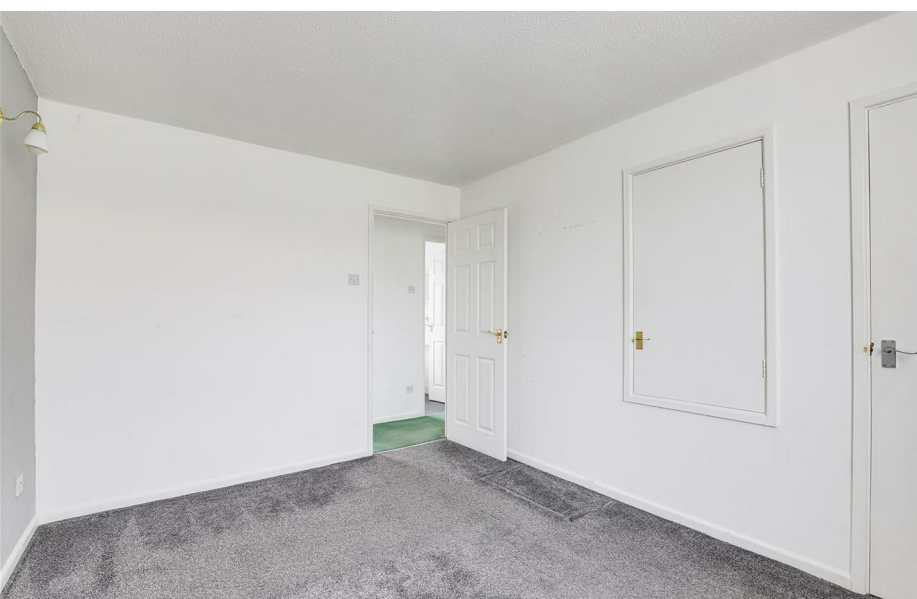
GUIDE PRICE £150,000 - £160,000

NO UPWARD CHAIN...

Nestled in a quiet no-through road, this two-bedroom mid-terraced house is a fantastic opportunity for first-time buyers, downsizers, or investors, offered to the market with no upward chain. Conveniently located close to local amenities, transport links, shops, and providing easy access to the City Centre, this property combines comfort with practicality. The ground floor welcomes you with an entrance hall leading to a spacious living room, ideal for relaxation or entertaining. A fitted kitchen provides ample storage and workspace, with an adjacent rear porch adding convenience. Upstairs, the first floor comprises a generously sized master bedroom, a versatile second bedroom, and a bathroom suite. Outside, the property benefits from a lawned garden at the front, while the rear features a low-maintenance garden and off-road parking, enhancing the appeal of this home. Offering great potential and a prime location, this property is not to be missed.

MUST BE VIEWED





- Mid-Terraced House
- Two Bedrooms
- Spacious Living Room
- Fitted Kitchen Diner
- Three-Piece Bathroom Suite
- Low Maintenance Garden
- Off-Road Parking
- Quiet Location
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Entrance Hall

3'11" x 3'7" (1.19m x 1.09m)

The entrance hall has carpeted flooring, a radiator, and a single UPVC door with a stained-glass panel providing access into the accommodation.

Living Room

12'11" x 12'5" (3.95m x 3.79m)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a ceiling rose, coving to the ceiling, a TV point, a feature fireplace with a decorative surround, and wall-mounted shelves.

Kitchen

7'4" x 12'5" (2.25m x 3.79m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a composite sink with a swan neck mixer tap and drainer, an integrated oven with an electric hob and extractor, space for a fridge freezer, space and plumbing for a dishwasher, tiled flooring, a radiator, partially tiled walls, a UPVC double-glazed window to the rear elevation, and a single UPVC door leading into the rear porch.

Rear Porch

6'3" x 2'7" (1.92m x 0.80m)

The rear porch has exposed brick walls, a range of UPVC double-glazed obscure windows to the sides and rear elevation, and a single UPVC door providing access to the garden.

FIRST FLOOR

Landing

2'8" x 6'1" (0.82m x 1.87m)

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

Master Bedroom

9'4" x 12'1" (2.86m x 3.70m)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, wall-light fixtures, and two in-built cupboards.

Bedroom Two

8'5" x 6'1" (2.59m x 1.86m)

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

Bathroom

5'6" x 6'1" (1.68m x 1.87m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a double-ended bath with central taps, an overhead twin rainfall shower and a shower screen, wood-effect vinyl flooring, partially tiled walls, an electrical shaving point, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a lawned area with a patio pathway.

Rear

To the rear of the property is an enclosed garden with a block-paved patio, external lighting, flower beds with a palisade border, fence panelled boundaries, and double-gated access providing 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=

Flood Risk Area - Very low risk

Non-Standard Construction – No

Any Legal Restrictions – N/a

Other Material Issues – N/a

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.

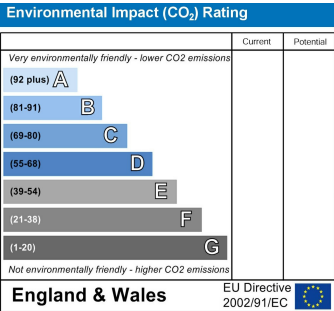
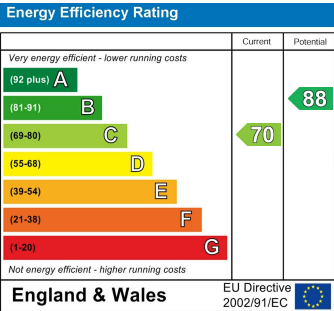
The vendor has advised the following:

Property Tenure is Freehold

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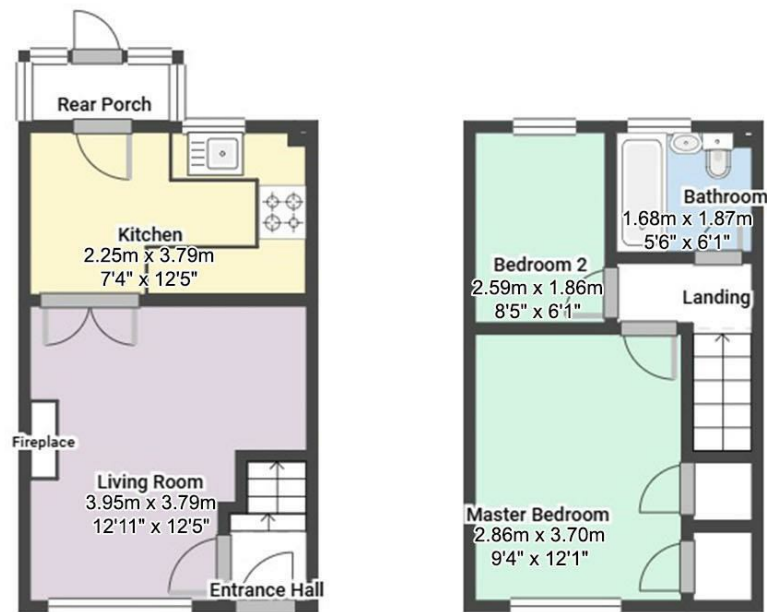
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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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0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

info@holdencopley.co.uk

www.holdencopley.co.uk

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