

HoldenCopley

PREPARE TO BE MOVED

Falconers Walk, Arnold, Nottinghamshire NG5 8NY

£200,000

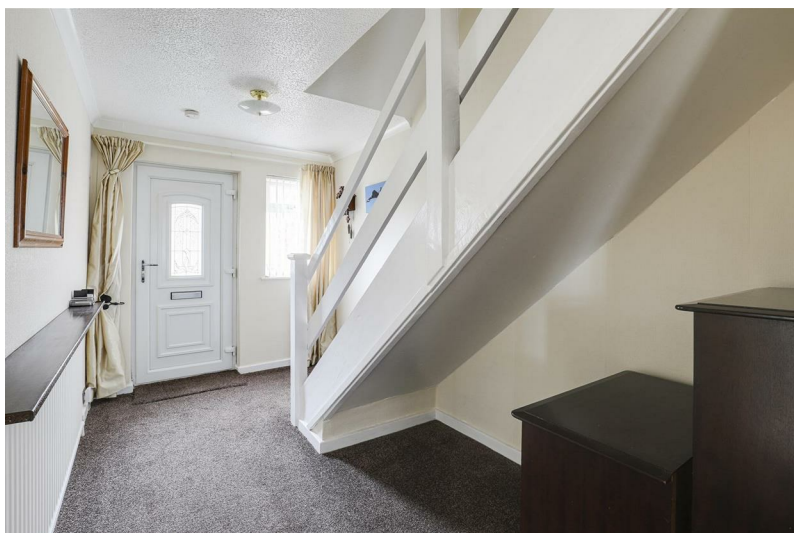
Falconers Walk, Arnold, Nottinghamshire NG5 8NY



NO UPWARD CHAIN...

This deceptively spacious three-bedroom semi-detached house is perfect for first-time buyers looking to step onto the property ladder. Situated in the popular area of Arnold, this property enjoys a fantastic location with plenty to offer. Arnold is renowned for its excellent range of shops, cafes, and restaurants, as well as its great school catchments, making it a sought-after area for families and professionals alike. The property also benefits from excellent transport links, providing easy access to Nottingham City Centre and surrounding areas, as well as beautiful green spaces such as Arnot Hill Park, ideal for leisurely walks and outdoor activities. The ground floor offers a well-thought-out layout, featuring an entrance hall, a spacious living room, a modern fitted kitchen, a practical utility room, and a convenient W/C. Upstairs, the first floor boasts three well-proportioned bedrooms, a contemporary three-piece bathroom suite, and access to a loft, providing additional storage space. Externally, the property is equally appealing. To the front is a garden with a lawn and an array of plants, secured by gated access. To the rear, a private tiered garden offers a mix of patio areas perfect for outdoor entertaining, a well-maintained lawn, a shed for additional storage, and a single wooden gate providing convenient access to on-street parking. This home offers the perfect combination of space, functionality, and a fantastic location, making it an ideal choice for those looking to start their journey as homeowners.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen & Utility Room
- Ground Floor W/C
- Three Piece Bathroom Suite
- Private Tiered Rear Garden
- Close To Local Amenities
- Popular Location
- No Upward Chain





GROUND FLOOR

Entrance Hall

19'10" x 7'2" (6.05m x 2.19m)

The entrance hall has a UPVC double-glazed window to the front elevation, carpeted flooring and stairs, a radiator, coving and a single UPVC door providing access into the accommodation.

Living Room

15'10" x 11'6" (4.85m x 3.53m)

The living room has UPVC double-glazed windows to the front and side elevations, carpeted flooring, two radiators, a fireplace with a brick surround and tiled hearth, wall-mounted light fixtures and coving.

Utility Room

5'10" x 3'3" (1.79m x 1.00m)

The utility room has a UPVC double-glazed window to the side elevation and shelving.

W/C

6'2" x 3'9" (1.90m x 1.16m)

This space has a low level flush W/C, a wash basin with storage, carpeted flooring, partially tiled walls, a wall-mounted electric heater and a UPVC double-glazed obscure window to the rear elevation.

Kitchen

11'7" x 10'0" (3.55m x 3.07m)

The kitchen has a range of fitted shaker style base and wall units with worktops, a stainless steel sink with a drainer, space for a freestanding cooker, an extractor hood, space for an under the counter freezer, an under the counter fridge, space and plumbing for a washing machine, space for a fridge-freezer, laminate flooring, partially tiled walls, a built-in cupboard, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access into the porch.

Porch

The porch has windows to the side and rear elevations, tiled flooring, a polycarbonate roof and a single door providing access out to the garden.

FIRST FLOOR

Landing

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

Master Bedroom

12'10" x 10'7" (3.93m x 3.25m)

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

Bedroom Two

11'8" x 11'5" (3.57m x 3.49m)

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

Bedroom Three

9'5" x 8'4" (2.88m x 2.55m)

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

Bathroom

7'1" x 6'4" (2.16m x 1.95m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted shower enclosure with an electric shower, laminate flooring, 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 single wooden gate providing access, a garden with a lawn, various plants and a single wooden gate providing rear access.

Rear

To the rear of the property is a private tiered garden with a fence panelled boundary, an outdoor tap, a patio, a lawn, steps leading to a further patio area, a shed and a single wooden gate providing access out to the on street parking.

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 - 1000 Mbps (Highest available download speed)
- 100 Mbps (Highest available upload speed)
- Phone Signal – All 4G, most 3G & 5G available
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Very low risk of flooding
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues - No

DISCLAIMER

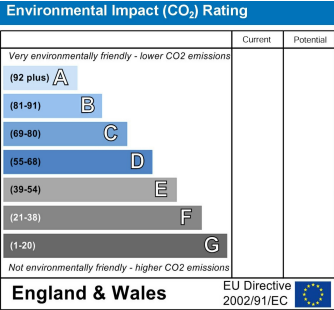
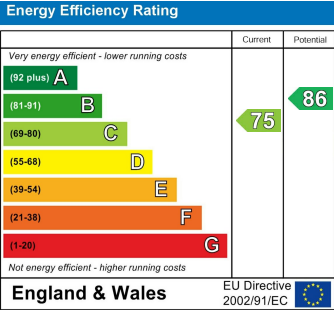
Council Tax Band Rating - Gedling Borough council - Band A
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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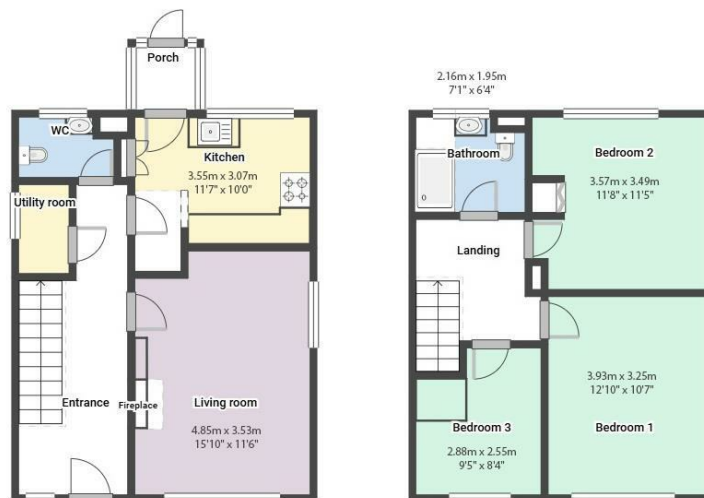
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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