

# HoldenCopley

PREPARE TO BE MOVED

Connelly Close, Arnold, Nottinghamshire NG5 6RA

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Guide Price £250,000 - £260,000



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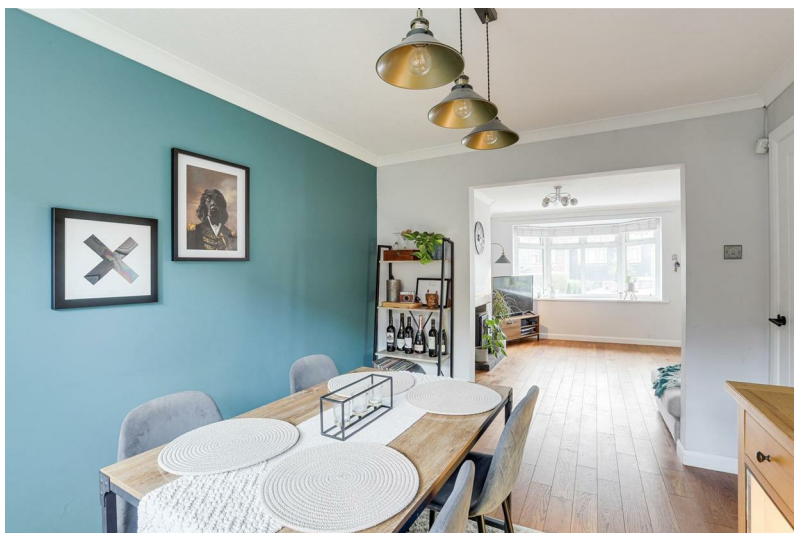


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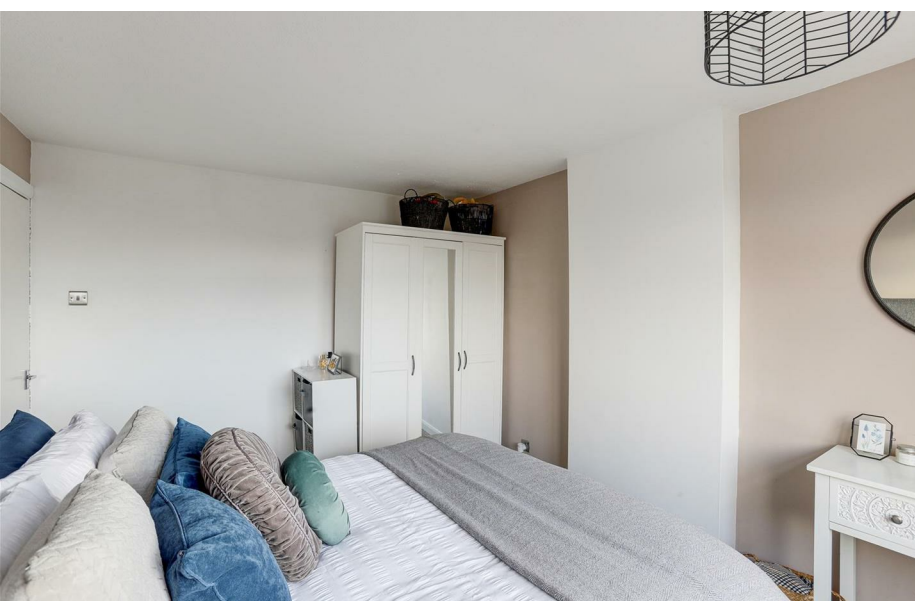
WELL-PRESENTED THROUGHOUT...

This well-presented three-bedroom semi-detached house is an excellent choice for first-time buyers, offering comfort, style, and convenience in a popular location. Positioned close to a variety of local amenities, including shops, schools, and commuting links. The ground floor features a spacious and inviting living room. Open-plan access to the dining room enhances the flow, creating a bright and sociable atmosphere. The modern kitchen is thoughtfully designed to meet all your culinary needs. Upstairs, the property offers two double bedrooms, a single bedroom and a stylish bathroom. Outside, the front of the property provides off-road parking on a driveway, access to a garage, and a neat garden area. The rear garden is an enclosed tiered space, thoughtfully landscaped to include a patio seating area, steps leading to a decked seating area, and further steps to a lawn with mature trees, offering privacy.

MUST BE VIEWED!







- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Stylish Bathroom
- Garage & Driveway
- Tiered Rear Garden
- Well-Presented Throughout
- Popular Location
- Must Be Viewed











GROUND FLOOR

Living Room

12\*10" x 16\*8" max (3.91m x 5.08m max)

The living room has wooden flooring, a radiator, ceiling coving, a recessed chimney breast alcove with a wooden beam mantel and tiled hearth, an in-built storage cupboard, open-plan to the dining room and a UPVC double-glazed bow window to the front elevation.

Dining Room

10\*9" x 8\*10" (3.28m x 2.69m)

The dining room has wooden flooring, a radiator, ceiling coving, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access to the rear garden.

Kitchen

7\*5" x 10\*4" (2.26m x 3.15m)

The kitchen has a range of fitted base and wall units with wooden worktops, a Belfast sink with a swan neck mixer tap, an integrated oven, hob, extractor fan, dishwasher & fridge freezer, space and plumbing for a washing machine, recessed spotlights, vinyl flooring, two UPVC double-gazed windows to the rear and side elevation and a single UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

3\*7" min x 6\*5" (1.09m min x 1.96m)

The landing has carpeted flooring, a UPVC double-glazed obscure window to the side elevation and access to the first floor accommodation.

Master Bedroom

9\*9" x 12\*11" (2.97m x 3.94m)

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

Bedroom Two

10\*8" x 9\*9" max (3.25m x 2.97m max)

The second bedroom has carpeted flooring, a radiator, fitted sliding door wardrobes, an in-built storage cupboard and a UPVC double-glazed window to the rear elevation.

Bedroom Three

9\*10" max x 6\*7" (3.00m max x 2.01m)

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

Bathroom

6\*5" x 7\*2" (1.96m x 2.18m)

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

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking, double-gated access to further off-road parking and access to the garage. Courtesy lighting, a gravel area, fence panelling and brick-wall boundaries.

Rear

To the rear of the property is an enclosed tiered garden with a paved patio area with steps leading up to a decks area, and step leading to a lawn, mature trees and fence panelling boundaries.

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 1800Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 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.

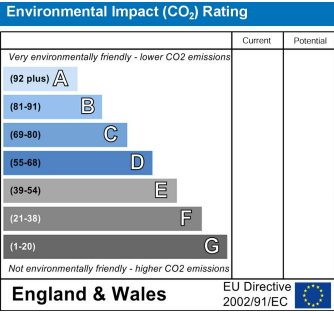
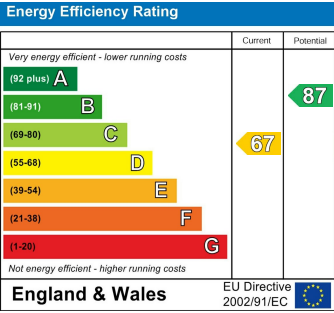
The vendor has advised the following:

Property Tenure is Freehold

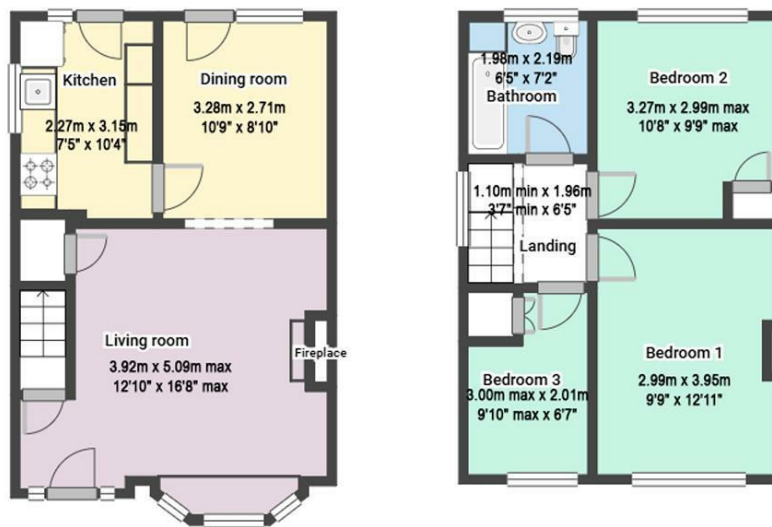
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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