

# HoldenCopley

PREPARE TO BE MOVED

Crawford Rise, Arnold, Nottinghamshire NG5 8QF

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Guide Price £190,000

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GUIDE PRICE £190,000 - £200,000

## MID TERRACE HOUSE...NO CHAIN

Welcome to this mid-terraced home which is situated in a highly sought-after location, offering easy access to a wide range of shops, local amenities, and excellent transport links. Ideal for first-time buyers, small families, or investors, this well-presented property provides a perfect blend of comfort and convenience. Upon entering, you are welcomed by a bright and airy entrance hall that leads into a spacious living room. This inviting space is enhanced by a large bow window that allows plenty of natural light to flood in, complemented by a stylish feature fireplace. The modern fitted kitchen is designed for practicality and style, featuring a breakfast bar for casual dining and open access to the adjoining dining area. The dining space is perfect for hosting and entertaining, with double French doors that open out onto the rear garden. On the first floor, the property offers two generously sized double bedrooms, both well-proportioned and neutrally decorated. The three-piece shower room is fitted with a contemporary suite, including a shower, a washbasin, and a WC, completing the accommodation. The exterior of the property is just as appealing. To the front, there is a well-maintained lawn with courtesy lighting. At the rear, the enclosed low-maintenance garden offers a peaceful outdoor space with a decking area, perfect for alfresco dining or relaxing in the warmer months. The garden is securely enclosed by fence panelled boundaries and also benefits from gated access leading to the garage. The garage itself provides ample storage space and features an up-and-over door for ease of use.

MUST BE VIEWED







- Mid Terraced House
- Two Bedrooms
- Living Room
- Fitted Kitchen & Dining Area
- Three-Piece Shower Room
- Garage
- Enclosed Rear Garden
- Popular Location
- Excellent Transport Links
- Must Be Viewed











GROUND FLOOR

Entrance Hall

4\*6" max x 4\*6" (1.38m max x 1.38m)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, an in-built cupboard, and a UPVC door providing access into the accommodation.

Living Room

16\*11" max x 13\*5" (5.16m max x 4.09m)

The living room has a UPVC double glazed bow window to the front elevation, a radiator, coving to the ceiling, a TV point, a feature fireplace, and wood-effect flooring.

Kitchen

8\*2" x 13\*4" (2.49m x 4.07m)

The kitchen has a range of fitted base and wall units with worktops and a breakfast bar, a sink with a mixer tap and drainer, an integrated oven, ceramic hob and extractor fan, space and plumbing for a washing machine, space for a fridge freezer, a radiator, tiled splashback, wood-effect flooring, and open access into the dining area.

Dining Area

6\*9" x 11\*3" (2.07m x 3.43m)

The dining area has wood-effect flooring, a radiator, recessed spotlights, a radiator, a Velux window, and double French doors opening to the rear garden

FIRST FLOOR

Landing

3\*0" max x 6\*7" (0.92m max x 2.03m)

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

Bedroom One

13\*10" max x 10\*2" (4.24m max x 3.10m)

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, fitted wardrobes, and carpeted flooring.

Bedroom Two

11\*2" max x 7\*6" (3.42m max x 2.30m)

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

Shower Room

8\*2" max x 5\*6" (2.51m max x 1.69m)

The shower room has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a counter-top wash basin, a shower enclosure with a wall-mounted shower fixture, recessed spotlights, a chrome heated towel rail, partially tiled walls, and vinyl flooring.

OUTSIDE

Front

To the front of the property is courtesy lighting, and a lawn.

Rear

To the rear of the property is an enclosed low-maintenance garden with a decking area, a fence panelled boundary, and gated access to the garage.

Garage

8\*2" x 16\*4" (2.50m x 5.00m)

The garage has ample storage, and an up-and-over door.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G & 4G - Some coverage of 3G

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:

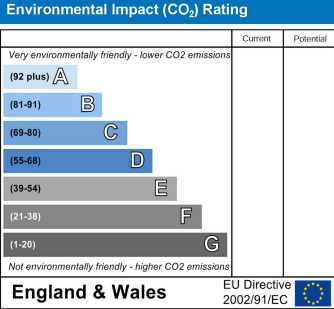
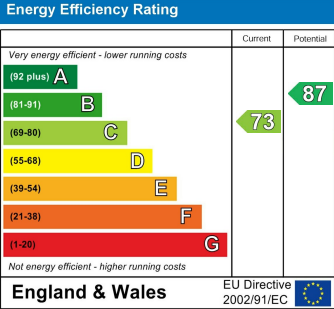
Property Tenure is Freehold

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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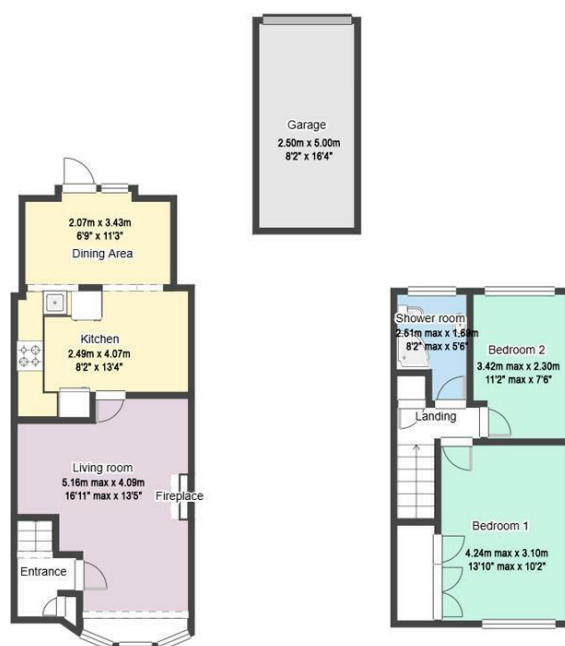
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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