

# HoldenCopley

PREPARE TO BE MOVED

Homefield Avenue, Arnold, Nottinghamshire NG5 8GA

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Guide Price £190,000 - £200,000

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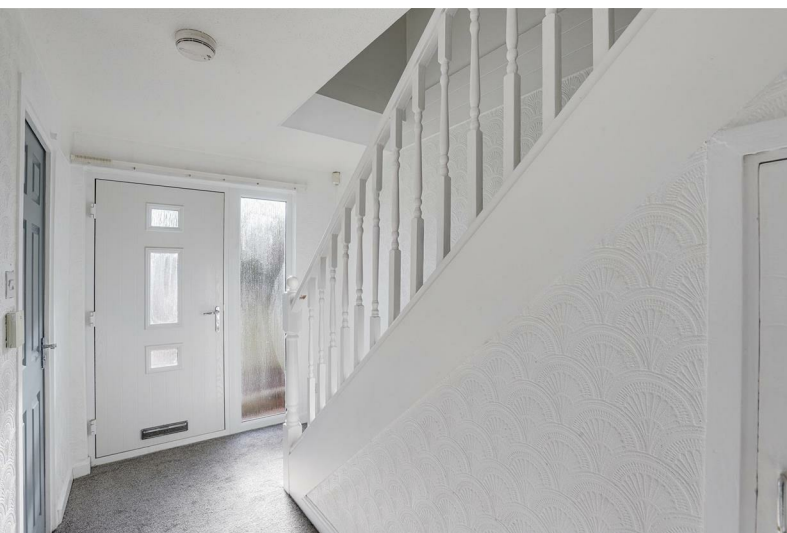


GUIDE PRICE: £190,000 - £200,000

NO UPWARD CHAIN...

Offered to the market with no upward chain, this well-proportioned four-bedroom semi-detached house is situated in a cul-de-sac within the highly sought-after area of Arnold, known for its excellent local amenities, reputable schools, and superb transport links. The property offers spacious and versatile accommodation, making it an ideal choice for growing families. The ground floor features a welcoming entrance hall, a convenient W/C, a generously sized living room, and a dining room seamlessly flowing into the modern fitted kitchen. Upstairs, four well-proportioned bedrooms offer comfortable living, all serviced by a contemporary family bathroom. Outside, the property benefits from gardens to both the front and rear, providing fantastic outdoor space for relaxation and family activities.

CASH BUYERS ONLY!



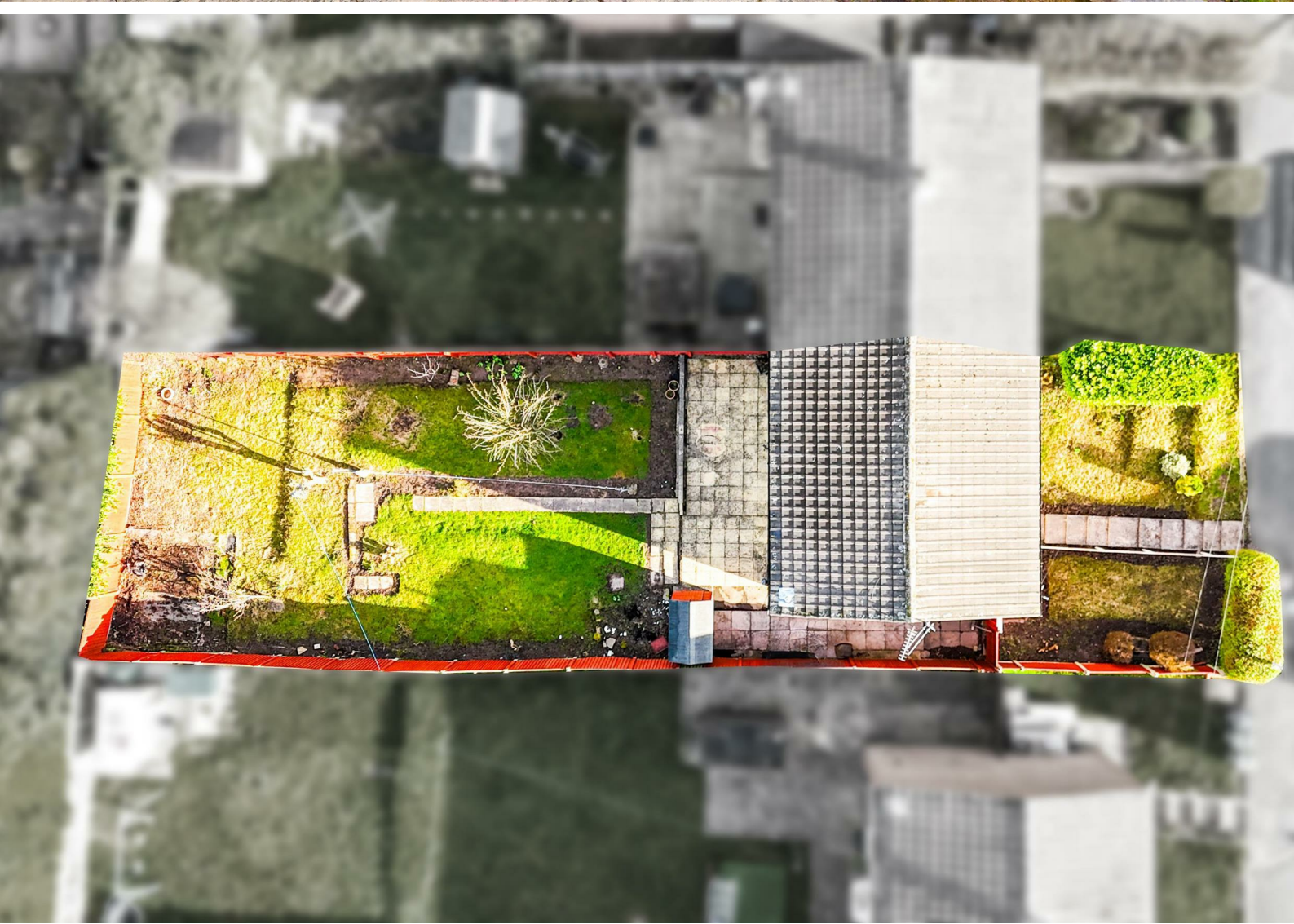


- Semi-Detached House
- Four Bedrooms
- Spacious Living Room
- Fitted Kitchen With Open Plan Dining
- Ground Floor WC
- Modern Bathroom
- Storage Space
- Well-Maintained Gardens
- No Upward Chain
- Popular Location











GROUND FLOOR

Entrance Hall

11'11" max x 8'8" (3.64m max x 2.65m)

The entrance hall has carpeted flooring, two radiators, an in-built under-stair cupboard, a UPVC double-glazed obscure window to the front elevation, and a single composite door providing access into the accommodation.

WC

4'9" x 3'7" (1.47m x 1.11m)

This space has a low level dual flush WC, a wall-mounted wash basin, a radiator, tiled flooring, tiled splashback, a consumer unit, and a UPVC double-glazed obscure window to the front elevation.

Living Room

13'10" max x 12'7" (4.22m max x 3.85m)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, and a TV point.

Dining Room

12'3" x 9'2" (3.75m x 2.80m)

The dining room has a UPVC double-glazed window to the rear elevation, tiled flooring, coving to the ceiling, a radiator, and an open arch into the kitchen.

Kitchen

10'4" max x 9'5" (3.15m max x 2.89m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a sink and a half with a mixer tap and drainer, an integrated oven with a gas hob and extractor fan, space and plumbing for a washing machine, tiled splashback, tiled flooring, an in-built pantry cupboard, coving to the ceiling, a UPVC double-glazed window to the rear elevation, and a single UPVC door providing access to the garden.

FIRST FLOOR

Landing

15'10" x 2'11" (4.85m x 0.89m)

The landing has carpeted flooring, an in-built cupboard, access to the loft, and provides access to the first floor accommodation.

Bedroom One

11'10" x 10'1" (3.62m x 3.08m)

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

Bedroom Two

12'4" max x 11'11" (3.77m max x 3.65m)

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

Bedroom Three

9'6" x 6'8" (2.91m x 2.05m)

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

Bedroom Four

8'7" x 6'5" (2.64m x 1.98m)

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

Bathroom

7'0" x 6'0" (2.14m x 1.83m)

The bathroom has a low level dual flush WC, a vanity unit wash basin, a panelled bath with a wall-mounted electric shower fixture and a glass shower screen, tiled flooring, fully tiled walls, a chrome heated towel rail, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a lawn with a patio pathway, a handrail, various plants, external lighting, and gated access to the rear garden.

Rear

To the rear of the property is a private enclosed garden with a patio area, a lawn, various plants, a shed, an outdoor tap, external lighting, and fence panelled boundaries.

ADDITIONAL INFORMATION

- Broadband Networks - Openreach, Virgin Media
- Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
- Phone Signal – Good 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+ (TBC)
- Flood Risk Area - Very low risk
- Non-Standard Construction – Yes
- Any Legal Restrictions – TBC
- Other Material Issues – TBC

DISCLAIMER

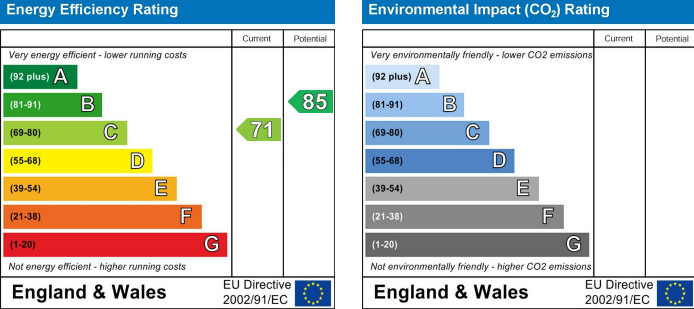
Council Tax Band Rating - Gedling Borough Council - Band B  
This information was obtained through the directgov website, HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

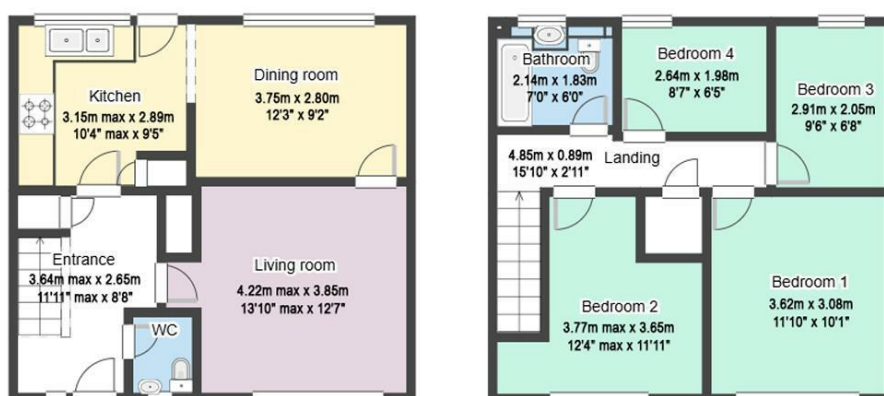
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



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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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