

HoldenCopley

PREPARE TO BE MOVED

Queens Bower Road, Arnold, Nottinghamshire NG5 5RB

£220,000

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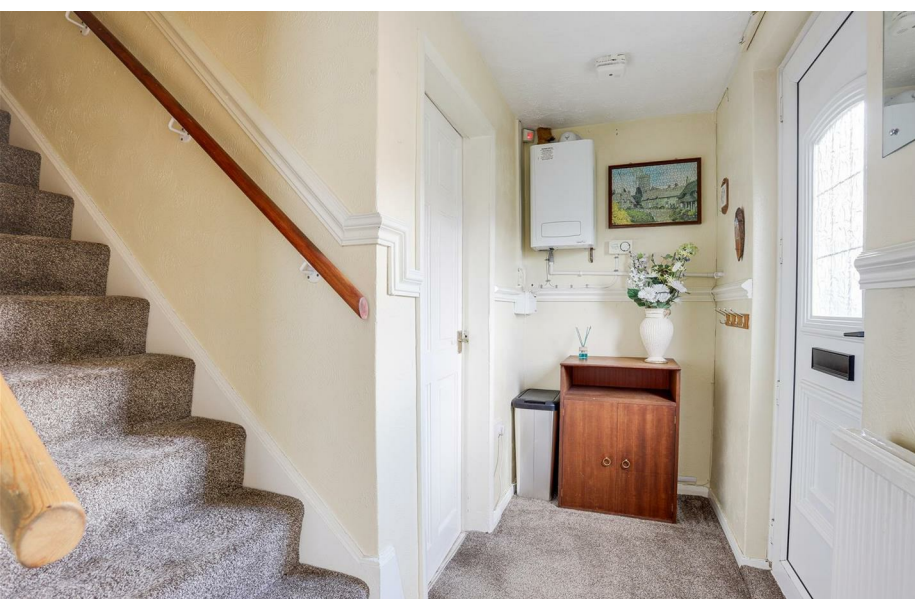


NO UPWARD CHAIN...

This well-maintained three-bedroom end-terrace home is offered to the market with no upward chain, making it an excellent opportunity for a range of buyers. Situated in a popular and convenient location, the property benefits from close proximity to local shops, excellent transport links, and great school catchments. A bus stop providing direct routes to the city centre and Arnold is located within 100 metres, adding to the property's accessibility. The ground floor features an entrance hall, leading into a spacious reception room complete with a gas fireplace, creating a warm and inviting atmosphere. The newly installed modern fitted kitchen offers a sleek and contemporary space for cooking. Upstairs, the first floor comprises three well-proportioned bedrooms, a three-piece shower room, and loft access for additional storage. The property sits on a generous plot, providing ample outdoor space with great potential for further development. To the front, there is a driveway providing off-road parking, a detached garage, and a patio garden. The private rear garden has been meticulously maintained, benefiting from regular professional gardening visits. It features a patio, a well-kept lawn, a variety of plants and shrubs, and a shed for additional storage. Further enhancing this home's appeal, the electrical consumer unit was updated within the last 10 years and the fascia, soffits, and garage roof have been replaced, ensuring peace of mind for prospective buyers. With its excellent upkeep, generous plot size and prime location, this home offers a great foundation for buyers looking to move in and add their own personal touch.

MUST BE VIEWED





- End-Terrace House
- Three Bedrooms
- Spacious Reception Room
- Newly Fitted Modern Kitchen
- Three Piece Shower Room
- Off-Road Parking & Detached Garage
- Well-Maintained Private Rear Garden
- Popular Location
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Entrance Hall

8*9" x 3*8" (2.68m x 1.13m)

The entrance hall has carpeted flooring and stairs, a dado rail, a radiator, a wall-mounted boiler and a single UPVC door providing access into the accommodation.

Kitchen

18*3" max x 7*10" (5.57m max x 2.39m)

The kitchen has a range of fitted wall and base units with a rolled edge wood-effect worktops, a stainless steel sink with a drainer and a swan neck mixer tap, a free-standing cooker, space and plumbing for a washing machine, an under-counter fridge and freezer, wood effect flooring, a radiator, an in-built understairs cupboard, partially tiled walls, UPVC double-glazed windows to the side and rear elevation and a single UPVC door providing side access.

Lounge/Dining Room

22*3" max x 11*1" (6.79m max x 3.38m)

The lounge has a UPVC double-glazed window to the front elevation, carpeted flooring, a dado rail, a TV point, a gas fireplace with a decorative surround, two radiators, wall-mounted light fixtures, space for a dining table set, coving to the ceiling and a UPVC sliding patio door providing access out to the rear garden.

FIRST FLOOR

Landing

9*8" x 2*11" (2.95m x 0.91m)

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

Master Bedroom

11*7" x 10*1" (3.54m x 3.09m)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, an in-built storage cupboard, fitted wardrobes with over the head cupboards and coving to the ceiling.

Bedroom Two

11*1" max x 10*5" (3.39m max x 3.20m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator and fitted wardrobes with over the head cupboards and a dressing table.

Bedroom Three

11*7" x 5*8" min (3.55m x 1.73m min)

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and fitted wardrobes with shelving and over the head cupboards.

Shower Room

7*10" x 7*1" (2.40m x 2.16m)

The bathroom has a low level dual flush W/C with a fold up support rail attached, a pedestal wash basin, a walk-in shower enclosure with an electric shower, a wall-mounted grab-bar support rail, carpeted flooring, partially tiled walls, coving to the ceiling and a UPVC double-glazed obscure window to the rear elevation.

Garage

20*2" x 8*2" (6.17m x 2.51m)

The garage has an up and over door opening up to the front driveway.

Front

To the front of the property is a garden patio, a driveway, a detached garage and a single wooden gate providing rear access.

Rear

At the rear of the property is a private enclosed garden with a fence panelled boundary, a patio, a lawn, various plants and shrubs and a shed.

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+

Flood Risk Area -Very Low Risk

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City 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.

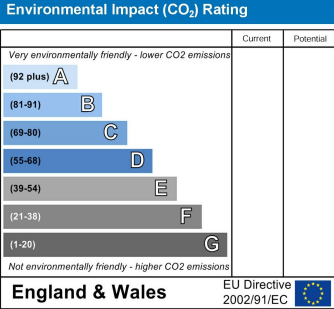
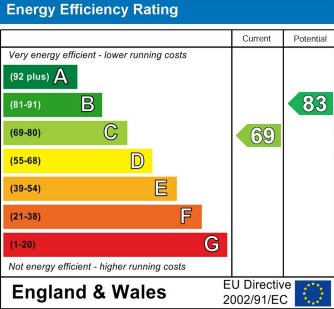
The vendor has advised the following:

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 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.

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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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