

# HoldenCopley

PREPARE TO BE MOVED

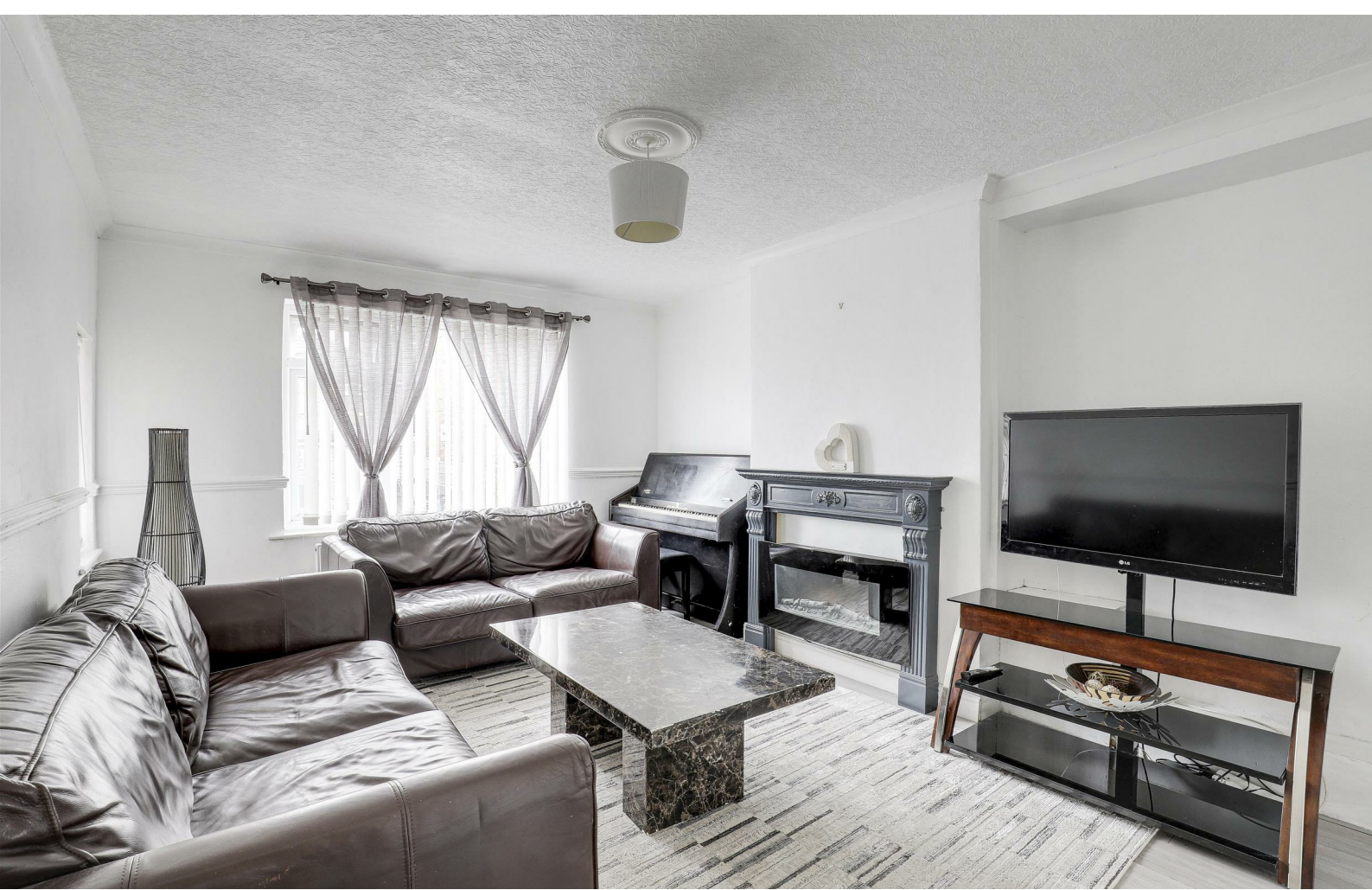
Redhill Road, Arnold, Nottinghamshire NG5 8GW

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Guide Price £230,000



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GUIDE PRICE £230,000 - £250,000

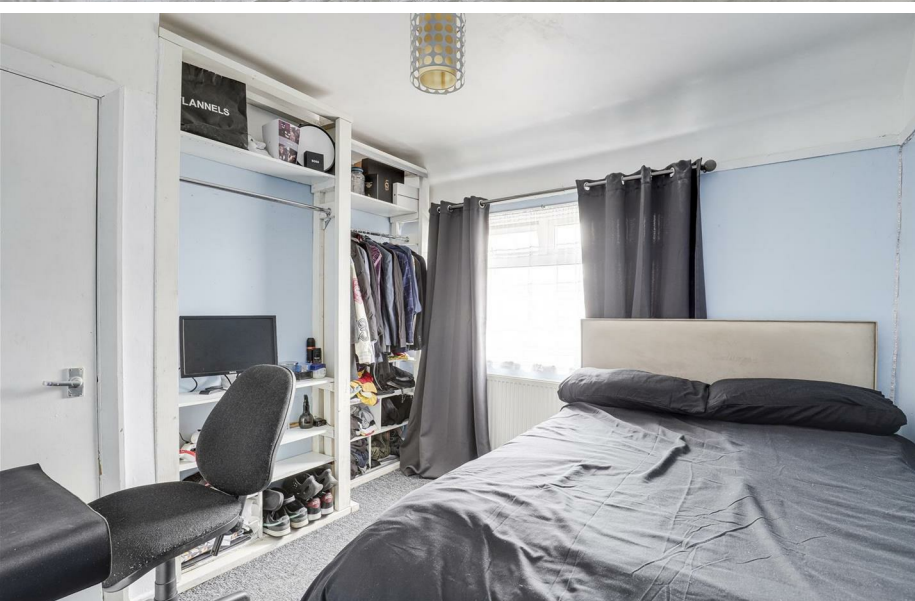
IDEAL FOR FIRST TIME BUYERS...

Ideal for first-time buyers looking to step onto the property ladder, this three-bedroom semi-detached home offers a fantastic opportunity in a popular and convenient location. Situated within close proximity to a range of local amenities, including shops, excellent transport links, and great school catchments, this property provides both comfort and practicality. The ground floor welcomes you with an entrance hall, leading to a convenient W/C and a two-piece bathroom suite. The spacious reception room offers a bright and airy living space, while the adjoining dining room seamlessly flows into the modern fitted kitchen, creating an open and sociable layout—perfect for entertaining. Upstairs, the first floor comprises three well-proportioned bedrooms, with the master featuring fitted wardrobes for added storage. Externally, the property boasts a double driveway to the front, providing off-road parking. To the rear, a generously sized garden offers a mix of patio and lawn space, along with a handy shed—ideal for outdoor enjoyment and storage.

MUST BE VIEWED







- Semi-Detached House
- Three Bedrooms
- Modern Fitted Kitchen Open Plan To The Dining Room
- Spacious Reception Room
- Ground Floor Two Piece Bathroom & Separate W/C
- Off-Road Parking
- Large Rear Garden
- Popular Location
- Close To Local Amenities
- Must Be Viewed











GROUND FLOOR

Entrance Hall

11'4" x 6'0" (3.47m x 1.83m)

The entrance hall has a window to the side elevation, wood-effect flooring, carpeted stairs, a radiator and a single composite door providing access into the accommodation.

W/C

5'3" x 2'7" (1.61m x 0.79m)

This space has a low level flush W/C, wood-effect flooring and a window to the side elevation.

Bathroom

5'11" x 4'7" (1.82m x 1.42m)

The bathroom has a pedestal wash basin, a fitted panelled bath with an electric shower, wood-effect flooring, partially tiled walls, an extractor fan and a window to the side elevation.

Living Room

14'11" x 11'10" (4.55m x 3.61m)

The living room has windows to the front and side elevations, wood-effect flooring, a radiator, a wall-mounted feature fireplace with a decorative surround, a dado rail, a recessed wall alcove with shelving, coving and a ceiling rose.

Dining Room

13'2" x 11'11" (4.02m x 3.65m)

The dining room has wood-effect flooring, two radiators, a dado rail, space for a fridge-freezer, space for a dining table, recessed spotlights, coving, open access into the kitchen and a sliding patio door providing access out to the garden.

Kitchen

7'9" x 5'10" (2.37m x 1.80m)

The kitchen has a range of fitted base and wall units with worktops, an integrated oven, a hob with an extractor hood, space and plumbing for a washing machine, a stainless steel sink and a half with a drainer, a wall-mounted boiler, tiled flooring, partially tiled walls, recessed spotlights and a window to the rear elevation.

FIRST FLOOR

Landing

7'7" x 5'8" (2.32m x 1.75m)

The landing has a window to the side elevation, carpeted flooring, a built-in cupboard and provides access to the first floor accommodation.

Master Bedroom

11'11" x 10'0" (3.64m x 3.05m)

The main bedroom has a window to the front elevation, carpeted flooring, a radiator and fitted sliding door wardrobes.

Bedroom Two

10'4" x 10'0" (3.17m x 3.06m)

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

Bedroom Three

9'1" x 7'8" (2.79m x 2.34m)

The third bedroom has a window to the side elevation, carpeted flooring and a radiator.

OUTSIDE

Front

To the front is a double driveway.

Rear

To the rear is a garden with a patio, a lawn and a shed.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Phone Signal – All 4G, most 5G & some 3G 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

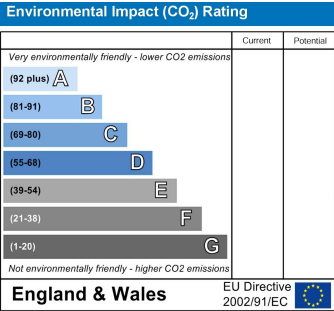
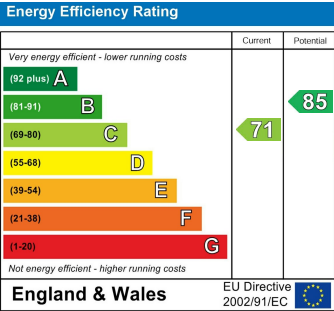
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

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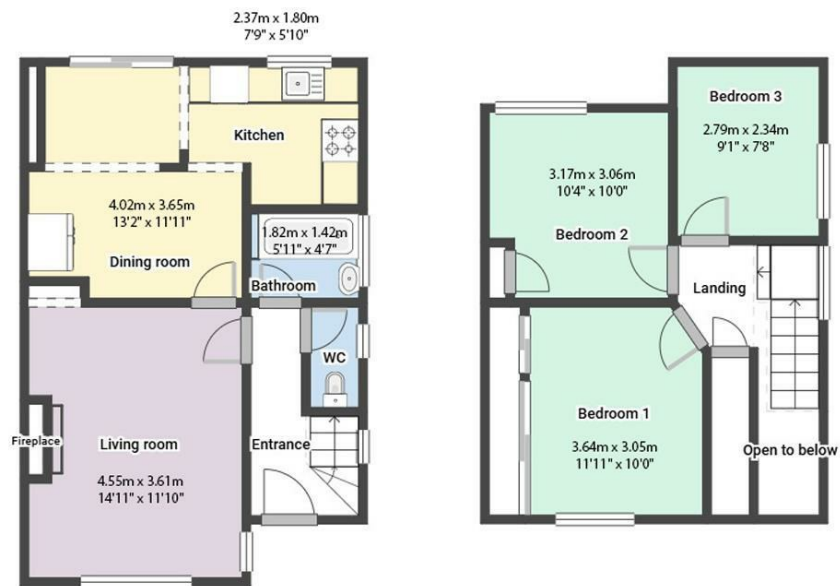
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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**0115 8969 800**

**26 High Street, Arnold, Nottinghamshire, NG5 7DZ**

**info@holdencopley.co.uk**

**www.holdencopley.co.uk**

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