

HoldenCopley

PREPARE TO BE MOVED

Valetta Road, Arnold, Nottinghamshire NG5 7JW

Guide Price £200,000

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GUIDE PRICE £200,000 - £220,000
NO UPWARD CHAIN...

This two-bedroom detached bungalow is situated in a highly sought-after location, offering excellent access to local amenities. Ideal for buyers looking for single-storey living, the property presents a fantastic opportunity to put their own stamp on a home and create something truly special. Upon entering, you are welcomed into a bright and inviting hallway that leads to the main living areas. The spacious living room is positioned at the front of the property and benefits from a large bay window, allowing natural light to flood the space and create a warm and airy atmosphere. The fitted kitchen, located towards the rear, offers ample storage and workspace, with sliding patio doors that seamlessly connect to the generous conservatory. This additional living space is perfect for relaxing while enjoying views of the garden, and it also provides direct access to the rear outdoor area. The bungalow features two well-proportioned bedrooms, both offering a comfortable retreat, along with a modern three-piece shower room, complete with a shower enclosure, wash basin, and WC. Externally, the property boasts a neatly maintained front garden with a lawn and a block-paved driveway, providing off-road parking. Gated access leads to the rear of the property, where a beautifully enclosed tiered garden awaits. Designed for both practicality and enjoyment, the outdoor space features multiple patio areas, ideal for outdoor seating and entertaining. The garden also includes a variety of planted areas, adding a touch of greenery and colour throughout the seasons, while a combination of fencing and hedging ensures privacy and a sense of seclusion.

MUST BE VIEWED





- Detached Bungalow
- Two Bedrooms
- Living Room
- Fitted Kitchen
- Conservatory
- Three-Piece Shower Room
- Driveway
- Enclosed Rear Garden
- Popular Location
- Must Be Viewed





ACCOMMODATION

Hallway

14'7" x 5'10" (4.45 x 1.79)

The hallway has carpeted flooring, a radiator, an in-built cupboard, access into the boarded loft with lighting via a pull-down ladder, coving to the ceiling, and a UPVC double glazed door providing access into the accommodation.

Living room

14'7" x 10'4" (4.46 x 3.17)

The living room has a bay window to the front elevation, a feature fireplace with a decorative surround, coving to the ceiling, a radiator, and carpeted flooring.

Kitchen

8'10" x 8'5" (2.71 x 2.57)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with taps and a drainer, space for a freestanding cooker, space and plumbing for a washing machine, a radiator, a tiled splash back, tiled flooring, and sliding patio doors opening to the conservatory,

Conservatory

19'10" x 8'2" (6.07 x 2.51)

The conservatory has carpeted flooring, a wall-mounted heater, UPVC double glazed surround, a Polycarbonate roof, and double French doors opening to the rear garden.

Master Bedroom

10'10" x 8'11" (3.32 x 2.73)

The main bedroom has a UPVC double glazed window to the front elevation, a radiator, coving to the ceiling, and exposed flooring.

Bedroom Two

10'4" x 7'10" (3.17 x 2.39)

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

Shower room

5'10" x 5'6" (1.78 x 1.70)

The shower room has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted electric shower fixture, a radiator, partially tiled walls, and exposed flooring.

OUTSIDE

Front

To the front of the property is a lawn, a block paved driveway, and gated access to the rear garden.

Rear

To the rear of the property is an enclosed tiered garden with patio areas, planted areas, a fence panelled and hedged boundary, and gated access.

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 - Some coverage of 3G & 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:

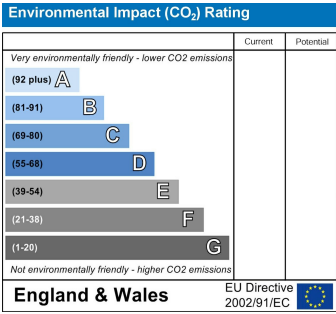
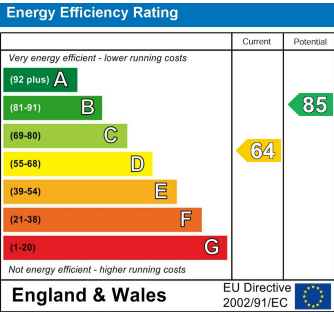
Property Tenure is Freehold

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.

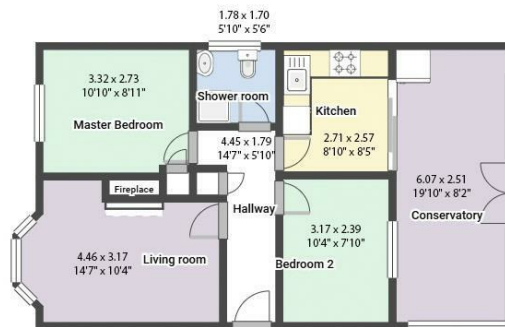
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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