

# HoldenCopley

PREPARE TO BE MOVED

Maythorne Walk, Arnold, Nottingham NG5 5RG

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£190,000



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## NO UPWARD CHAIN...

This well-proportioned three-bedroom end-terraced home presents a fantastic opportunity for a new owner to add their own personal touch. Offered with no upward chain, the property is perfect for first-time buyers, families, or investors looking to modernise and create a home tailored to their taste. Upon entering the property, you are welcomed into a bright and inviting entrance hall that leads through to a spacious living room. This well-sized living area benefits from sliding patio doors that open directly onto the rear garden, allowing plenty of natural light to flow through and providing a seamless connection between indoor and outdoor spaces. The fitted kitchen offers ample cupboard space and convenient access to a good-sized pantry, ensuring plenty of storage. To the first floor, the property comprises three well-proportioned bedrooms, each offering potential to be transformed into comfortable and stylish living spaces. The bathroom features a two-piece suite, while a separate W/C adds extra convenience, making it ideal for family living. Externally, the property benefits from both front and rear gardens. The front garden is neatly laid to lawn with access leading to the rear. The enclosed rear garden is mature and well-maintained, featuring a patio area perfect for outdoor seating, a useful shed for storage, a greenhouse for gardening enthusiasts, and a fence-panelled boundary providing privacy.

## MUST BE VIEWED







- End Terraced House
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Large Storage Room
- Two-Piece Bathroom Suite
- Separate W/C
- Enclosed Gardens
- No Upward Chain
- Must Be Viewed











GROUND FLOOR

Entrance Hall

7'1" x 3'8" (2.18m x 1.14m)

The entrance hall has carpeted flooring, in-built cupboards, a radiator, and a door providing access into the accommodation.

Living Room

22'4" x 11'2" (6.81m x 3.41m)

The living room has a UPVC double glazed window to the front elevation, a brick built feature fireplace, coving to the ceiling, space for a dining table, two radiators, and sliding patio door opening to the rear garden.

Pantry

6'11" x 5'6" (2.11m x 1.70m)

The pantry has vinyl flooring, space for a fridge freezer, fitted cupboards, shelving, and access into the kitchen.

Kitchen

11'6" x 7'9" (3.52m x 2.37m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and half with a mixer tap and drainer, free standing cooker. space and plumbing for a washing machine, a radiator, a tiled splash back, wood-effect flooring, a UPVC double glazed window to the rear elevation, and a UPVC door opening out to the rear garden.

FIRST FLOOR

Landing

9'7" x 2'11" (2.94m x 0.91m)

The landing has carpeted flooring, an in-built cupboard, access into the partially boarded loft with lighting via a pull-down ladder, and access to the first floor accommodation.

Bedroom One

11'6" x 10'3" (3.53m x 3.14m)

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

Bedroom Two

11'2" x 10'5" (3.41m x 3.18m)

The second bedroom has a UPVC double glazed window to the rear elevation, fitted wardrobes and over head cupboard, a radiator, and carpeted flooring.

Bedroom Three

11'7" x 5'7" (3.55m x 1.71m)

The third bedroom has a UPVC double glazed window to the front elevation, fitted wardrobes, an in-built cupboard, a radiator, and carpeted flooring.

W/C

6'11" x 2'8" (2.13m x 0.83m)

This space has a UPVC double glazed obscure windows to the rear elevation, a low level flush W/C, and vinyl flooring.

Bathroom

7'0" x 4'9" (2.14m x 1.46m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a counter-tops wash basin, a panelled bath with a wall-mounted shower fixture, a radiator, partially tiled walls, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a small garden with a lawn, and access to the rear garden.

Rear

To the rear of the property is an enclosed mature garden with a patio area, two sheds, a greenhouse, and a fence panelled boundary.

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 & 5G - 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 - 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.

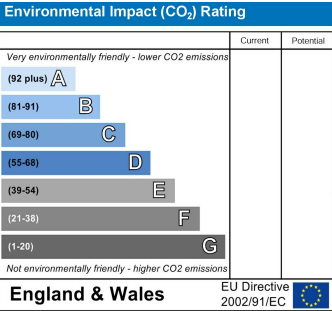
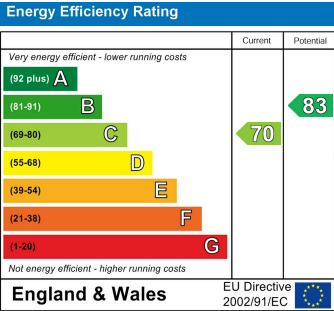
The vendor has advised the following:  
Property Tenure is Freehold

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.

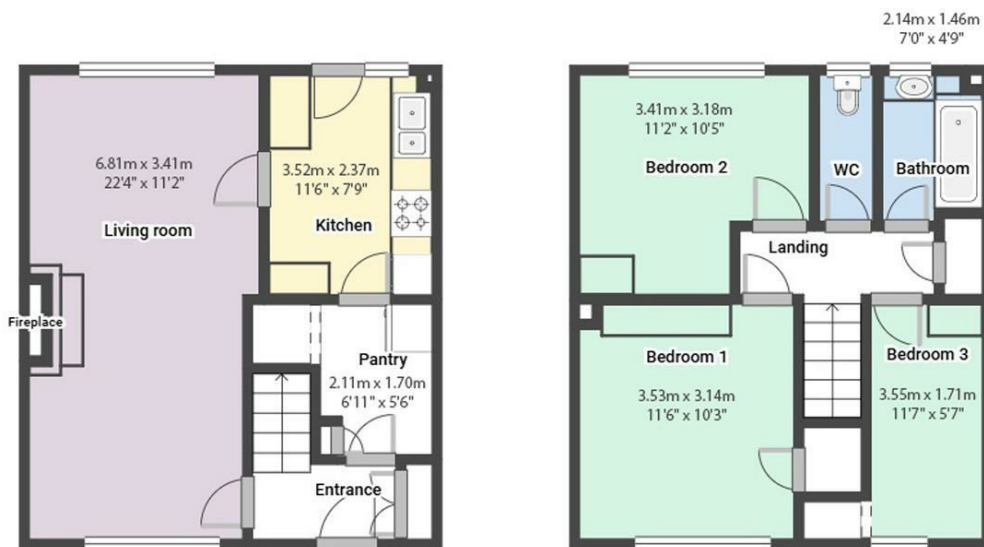
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## FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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