

# HoldenCopley

PREPARE TO BE MOVED

Berwick Close, Arnold, Nottinghamshire NG5 6EA

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£190,000

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## GREAT FIRST TIME BUY...

Nestled in a peaceful cul-de-sac within a popular residential area, this well-presented three-bedroom semi-detached house is perfect for first-time buyers or a growing family. Conveniently located close to local shops, reputable schools, hospitals, and excellent transport links, it offers both comfort and practicality. The ground floor welcomes you with an entrance hall leading to a spacious reception room. To the rear, a generous kitchen/diner features ample workspace, room for a dining table, and a handy built-in pantry for extra storage. Upstairs, the property offers two generously sized double bedrooms, a comfortable single bedroom, and a three-piece bathroom suite. Outside, the front of the property boasts a well-maintained lawn with gated side access and on-street parking. The rear garden offers a large space complete with a patio, lawn, and raised decking area—perfect for entertaining or family time. The garden also benefits from a shed and a summer house and there is the option to rent a garage. With a generous plot size and a loft that offers conversion potential, this home presents an exciting opportunity to extend and add further value.

MUST BE VIEWED!





- Semi-Deatched House
- Three Bedrooms
- Spacious Reception Room
- Kitchen/Diner
- Large Boarded Loft
- Three-Piece Bathroom Suite
- Quiet Cul-De-Sac Location
- Large Enclosed Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

4\*2" x 2\*9" (1.29m x 0.85m)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, and a single UPVC door providing access into the accommodation.

Living Room

14\*6" x 11\*0" (4.42m x 3.36m)

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

Kitchen/Diner

14\*10" x 8\*3" (4.54m x 2.54m)

The kitchen has fitted wall and base units with a roll-edge worktops, a stainless steel sink with a swan neck mixer tap and drainer, an under-counter dishwasher, space and plumbing for a washing machine, an integrated oven and grill, a gas hob with a stainless steel extractor fan, an in-built pantry, space for a fridge freezer, partially tiled walls, UPVC double-glazed windows to the rear elevation, wood-effect flooring, and a single UPVC door providing rear access.

FIRST FLOOR

Landing

5\*6" x 3\*11" (1.68m x 1.20m)

The landing has carpeted flooring, a UPVC double-glazed window to the side elevation, and provides access to the first floor accommodation. Additionally, there is access via a ladder to the boarded loft.

Master Bedroom

10\*11" max x 9\*8" (3.33m max x 2.95m)

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

Bedroom Two

9\*10" max x 9\*6" (3.00m max x 2.90m)

The second bedroom has carpeted flooring, a radiator, an in-built cupboard, and a UPVC double-glazed window to the rear elevation.

Bedroom Three

7\*10" x 6\*11" (2.40m x 2.12m)

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

Bathroom

6\*7" x 6\*6" (2.03m x 1.99m)

The bathroom has a low-level dual flush W/C, a pedestal wash basin and mixer tap, a panelled bath with an overhead rainfall shower, floor to ceiling partially tiled walls, a radiator, vinyl flooring, and a UPVC double-glazed obscure window to the front elevation.

Loft

20\*3" x 16\*4" approx (6.19m x 5.00m approx)

The loft has ample storage space and two UPVC double-glazed windows to the front and rear elevation.

OUTSIDE

Front

To the front of the property is a garden with a lawn, gated access to the side and rear and access to on-street parking. Additionally, there is the option to rent a local garage.

Rear

To the rear of the property is an enclosed garden with a patio, a lawn, decking, various plants and bushes, a shed, a summer house, access to a storage room, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband Networks - Openreach, CityFibre, Virgin Media  
Broadband Speed - Ultrafast available - 1800 Mbps (download) 1000 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  
Non-Standard Construction – No  
Any Legal Restrictions – No  
Other Material Issues – No

DISCLAIMER

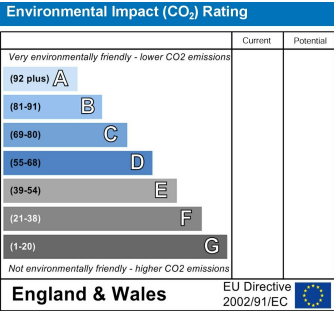
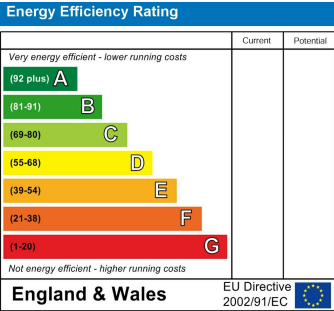
Council Tax Band Rating - Nottingham City Council - Band A  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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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