

HoldenCopley

PREPARE TO BE MOVED

Edison Way, Arnold, Nottinghamshire NG5 7NE

Guide Price £250,000 - £275,000

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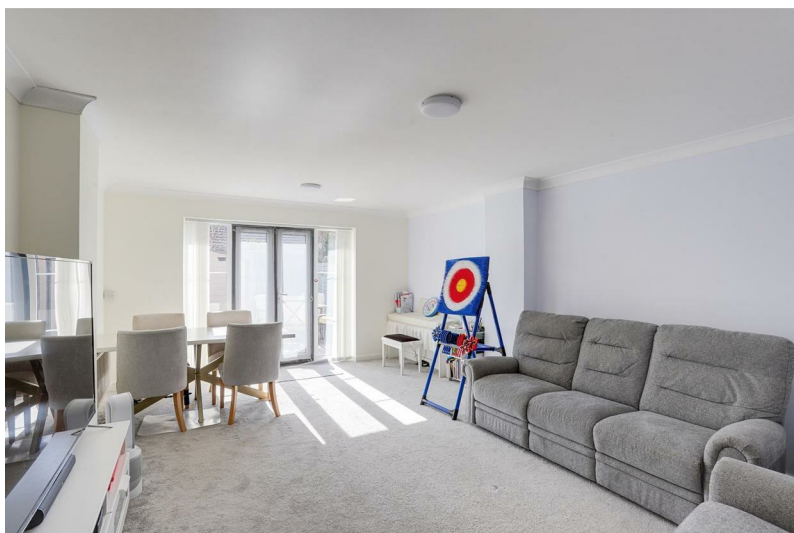


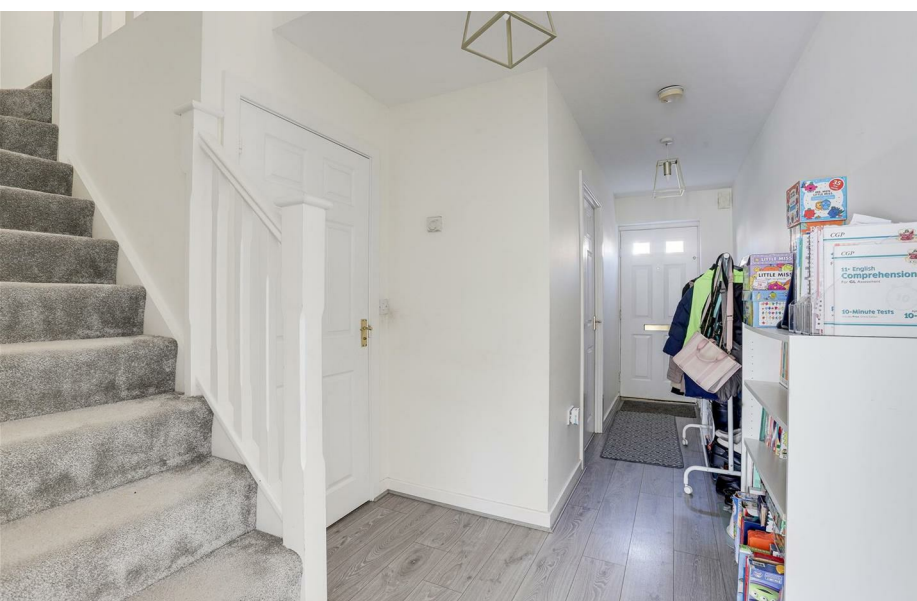
GUIDE PRICE £250,000 - £265,000

TOWN HOUSE...

Welcome to this well-presented three-storey mid-townhouse offers spacious and modern accommodation, making it an ideal home for growing families looking for a property that is ready to move into. Situated in the highly sought-after area of Arnold, the location provides easy access to a wide range of local amenities, including shops, restaurants, and excellent transport links into Nottingham City Centre. Additionally, the property falls within the catchment area of well-regarded local schools. Upon entering the property, you are welcomed into a bright and airy entrance hall that leads through to fitted kitchen, fitted with modern and workspace. The ground floor also boasts a spacious lounge and dining area, with patio doors opening out to the rear garden. A convenient ground-floor WC completes this level. The first floor features two well-proportioned bedrooms, each offering ample space for bedroom furniture and storage. These bedrooms are serviced by a modern three-piece family bathroom suite, which includes a bathtub, a washbasin, and a WC. The second floor is dedicated to the master bedroom, which benefits from fitted wardrobes that provide generous storage solutions. This room also enjoys the luxury of a private en-suite shower room, creating a self-contained and comfortable retreat. Externally, the property is equally as appealing. To the front, there is a dedicated parking space, along with additional parking available for a second vehicle or visitors. At the rear, the property boasts a private, low-maintenance south-facing garden, offering the perfect space for outdoor relaxation and entertaining. This wonderful home combines modern living with convenience, making it an excellent choice for those seeking a well-presented and spacious property in a desirable location.

MUST BE VIEWED





- Mid Townhouse
- Three Bedrooms
- Spacious Lounge Diner
- Fitted Kitchen
- Three-Piece Bathroom Suite & Ground Floor W/C
- En-Suite To The Master Bedroom
- Low Maintenance Rear Garden
- Off Street Parking
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

16'8" max x 7'1" (5.09m max x 2.16m)

The entrance hall has wood-effect flooring, carpeted stairs, and a composite door proving access into the accommodation.

W/C

6'1" x 3'6" (1.87m x 1.08m)

This space has a low level flush W/C, a vanity-style wash basin with a tiled splash back, a radiator, an in-built cupboard with sliding doors, and wood-effect flooring.

Kitchen

10'8" x 9'4" (3.26m x 2.86m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated oven with a gas hob and extractor hood, space and plumbing for a washing machine, a wall mounted boiler, partially tiled walls, a radiator, recessed spotlights, riled flooring, and a UPVC double glazed window to the front elevation.

Lounge/Dining room

18'2" x 13'6" (5.55m x 4.13m)

The lounge diner has carpeted flooring, coving to the ceiling, a TV point, two radiators, space for a dining table and UPVC double glazed French doors opening to the rear garden.

FIRST FLOOR

Landing

13'6" max x 10'2" (4.14m max x 3.11m)

The landing has carpeted flooring, a radiator, and access to the first floor accommodation.

Bedroom Two

13'6" max x 10'10" (4.14m max x 3.31m)

The second bedroom has a UPVC double glazed window to the front elevation, an in-built wardrobe, a radiator, carpeted flooring, and UPVC double glazed French doors out to a Juliet balcony

Bedroom Three

10'5" max x 10'5" (3.19m max x 3.19m)

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

Bathroom

6'10" x 6'2" (2.09m x 1.90m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush WC, a pedestal wash basin with stainless steel mixer taps, a panelled bath with a wall mounted shower fixture and bi-folding shower screen, a chrome heated towel rail, recessed spotlights, partially tiled walls, and tiled effect flooring

SECOND FLOOR

Upper Landing

4'0" x 2'11" (1.24m x 0.89m)

The landing has carpeted flooring ,and access to the second floor accommodation

Bedroom One

26'0" max x 13'7" (7.95m max x 4.15m)

The main bedroom has a UPVC double glazed windows to the front and rear elevations, two radiators, two fitted wardrobes, an in-built cupboard, carpeted flooring, access into the boarded loft with lighting via a pull-down ladder, and access into the en-suite

En-Suite

10'5" x 6'10" (3.19m x 2.09m)

The en-suite has a UPVC double glazed obscure window to the rear elevation, a concealed dual flush W/C, a counter-top wash basin, a shower enclosure with a wall-mounted shower fixture, an extractor fan, a radiator, recessed spotlights, partially tiled walls, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a driveway to provide off road parking and courtesy lighting

Rear

To the rear of the property is a private enclosed low maintenance garden with decking, two sheds, a fence panelled boundary, an 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 C

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

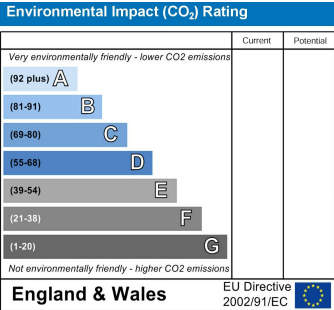
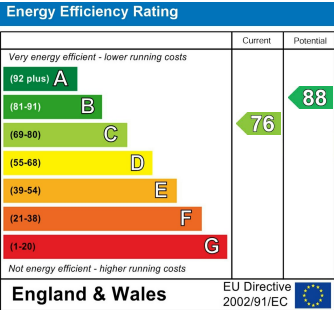
Service Charge Per Year £360,000

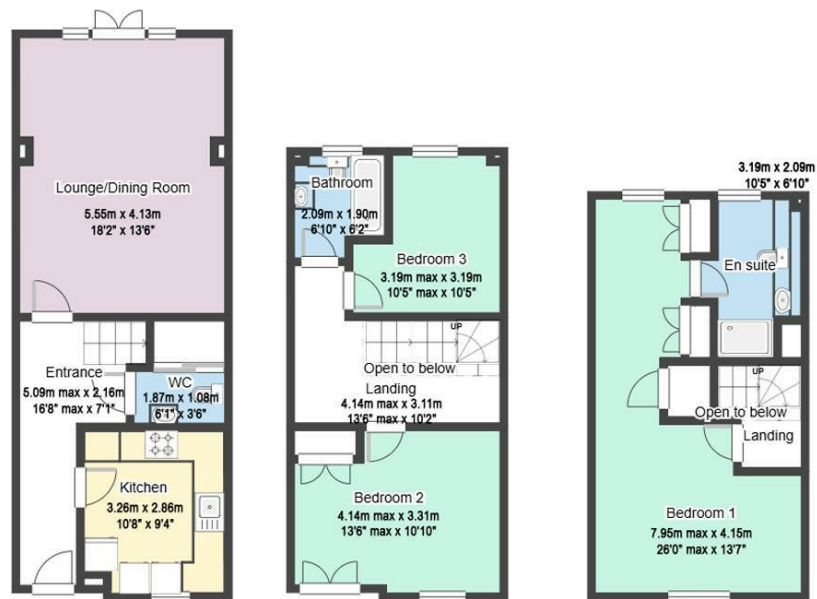
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase. The information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We 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. VVe 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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.





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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