

HoldenCopley

PREPARE TO BE MOVED

St. Albans Road, Arnold, Nottinghamshire NG5 6JH

£175,000

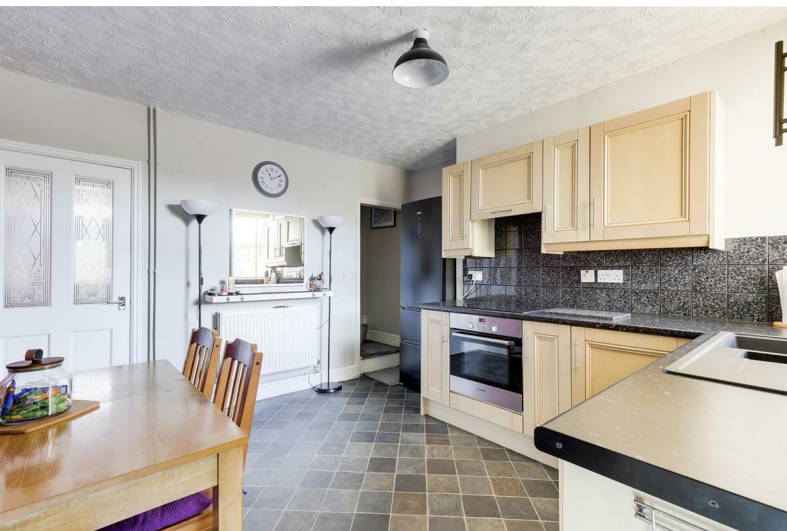
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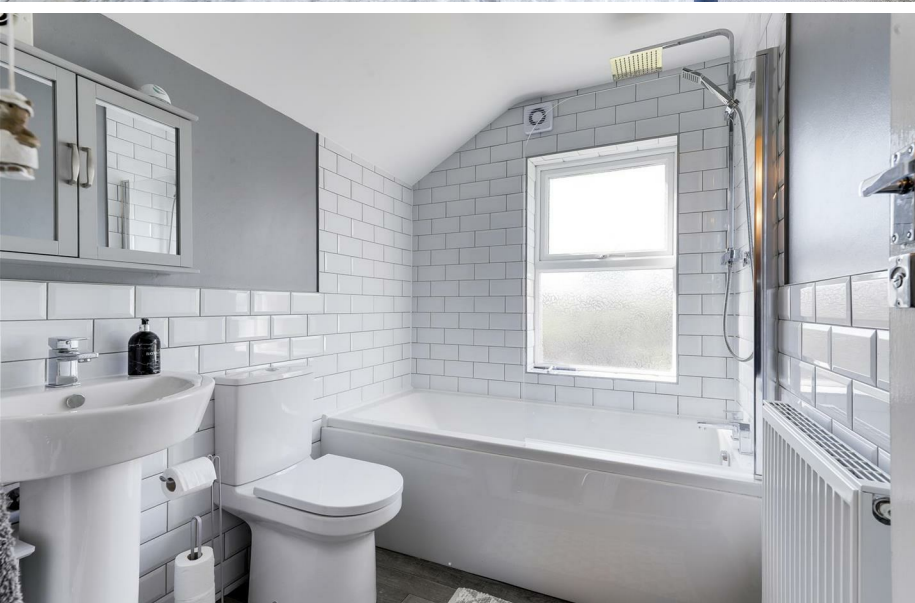
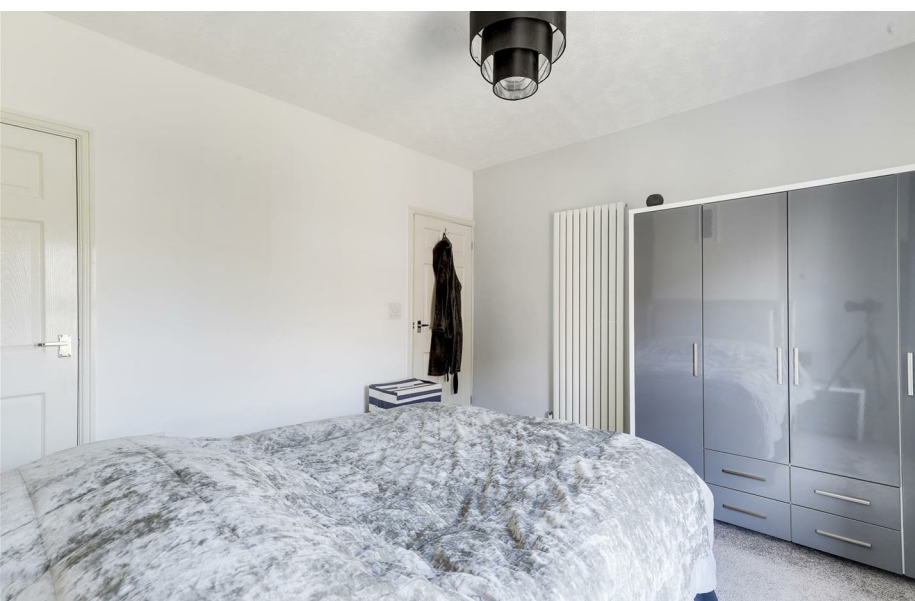


LOCATION, LOCATION, LOCATION...

This well-presented two-bedroom mid-terrace home offers the perfect opportunity for first-time buyers and investors alike, combining stylish accommodation with a prime location. Situated in the heart of Arnold, just moments from the bustling High Street, the property is ideally placed to enjoy a wide range of shops, cafés, restaurants, and excellent transport links, with easy access into Nottingham City Centre. The ground floor boasts a welcoming living room, a modern fitted kitchen diner, and a separate utility room, providing practical and versatile living space. Upstairs, there are two generously sized bedrooms serviced by a newly-fitted bathroom suite, ideal for comfortable everyday living. Outside, the property benefits from permit parking to the front, while to the rear is a private, south-facing garden featuring a paved patio area, a neatly maintained lawn, and plenty of space to enjoy sunny days or entertain guests. This is a fantastic home in a sought-after location, ready to move straight into.

MUST BE VIEWED





- Mid-Terraced House
- Two Double Bedrooms
- Living Room With Multi-Fuel Stove
- Fitted Kitchen Diner
- Separate Utility Room
- Newly-Fitted Modern Bathroom Suite
- South-Facing Garden With Patio Area
- Permit Parking
- Close To Arnold Town Centre
- Must Be Viewed





GROUND FLOOR

Living Room

12'0" x 10'11" (3.68 x 3.34)

The living room has wood-effect flooring, a radiator, a TV point, a recessed chimney breast alcove with a multi-fuel stove and tiled hearth, fitted cupboard in the alcove, and a single UPVC door providing access into the accommodation.

Passage

3'1" x 2'6" (0.94 x 0.77)

The passage has wood-effect flooring and an in-built cupboard.

Kitchen

12'1" x 12'0" (3.70 x 3.67)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a composite sink and a half with a swan neck mixer tap and drainer, an integrated oven with an electric hob and extractor fan, space for a fridge freezer, vinyl flooring, tiled splashback, space for a dining table, a radiator, and a UPVC double-glazed window to the rear elevation.

Utility Room

7'6" x 5'10" (2.31 x 1.80)

The utility room has a fitted worktop, space and plumbing for a washing machine, a wall-mounted combi-boiler, wood-effect vinyl flooring, a radiator, a UPVC double-glazed window to the rear elevation, and a single UPVC door providing access to the garden.

FIRST FLOOR

Landing

15'1" x 2'7" (4.60 x 0.81)

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

Master Bedroom

12'0" x 11'0" (3.68 x 3.37)

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

Bedroom Two

12'1" x 9'0" (3.69 x 2.75)

The living room has a UPVC double-glazed window to the rear elevation, carpeted flooring, and a radiator.

Bathroom

7'6" x 5'10" (2.31 x 1.80)

The bathroom has a low level dual flush WC, a pedestal wash basin, a panelled bath with an overhead twin-rainfall shower and a shower screen, a radiator, partially tiled walls, wood-effect flooring, a chrome heated towel rail, two extractor fans, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is on-street permit parking.

Rear

To the rear of the property is a private enclosed garden with a patio area, a lawn, a range of plants and shrubs, external lighting, a gravelled area with a patio pathway, a log-store, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband Networks - Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1000 Mbps (download) 100 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 risk

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.

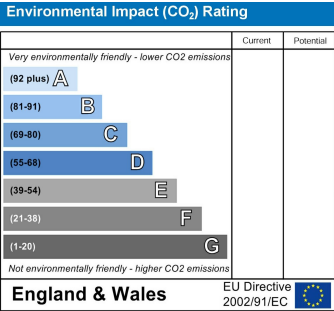
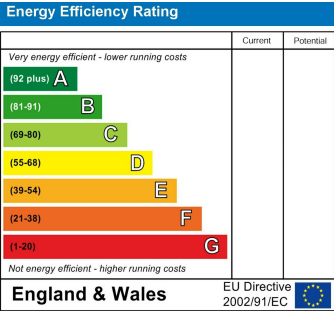
The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

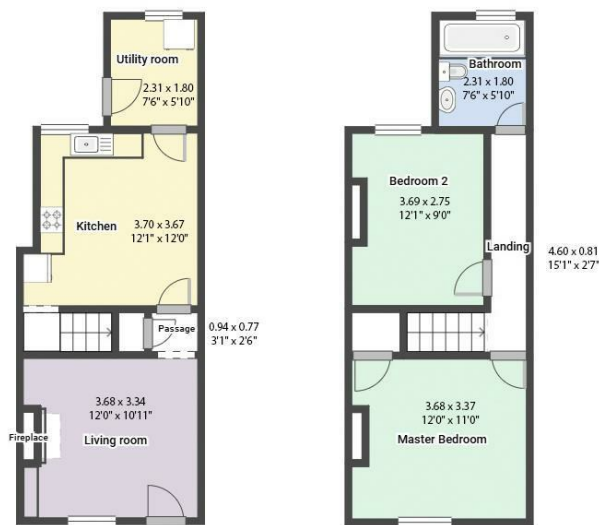
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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.



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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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