

HoldenCopley

PREPARE TO BE MOVED

Ravenswood Road, Arnold, Nottinghamshire NG5 7FR

Guide Price £240,000 - £245,000

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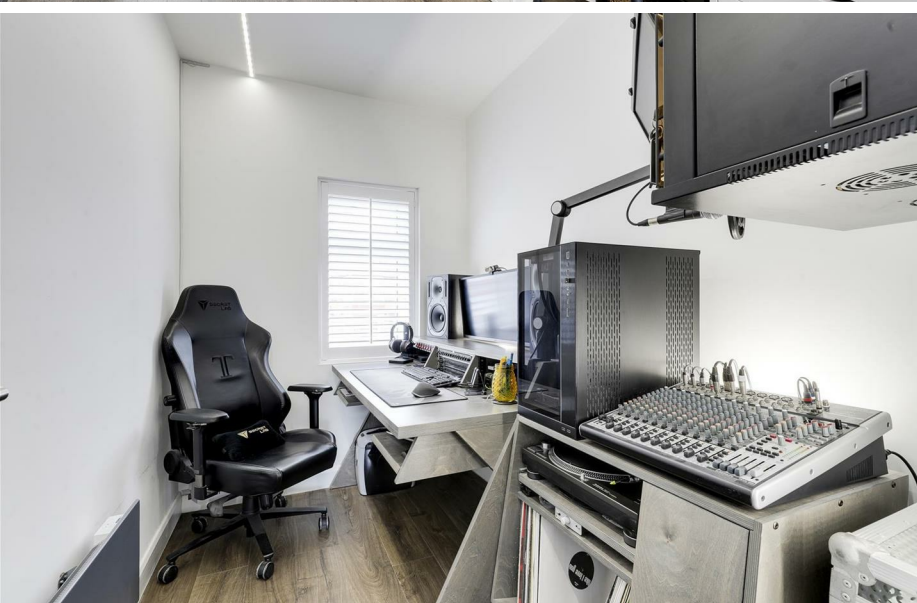
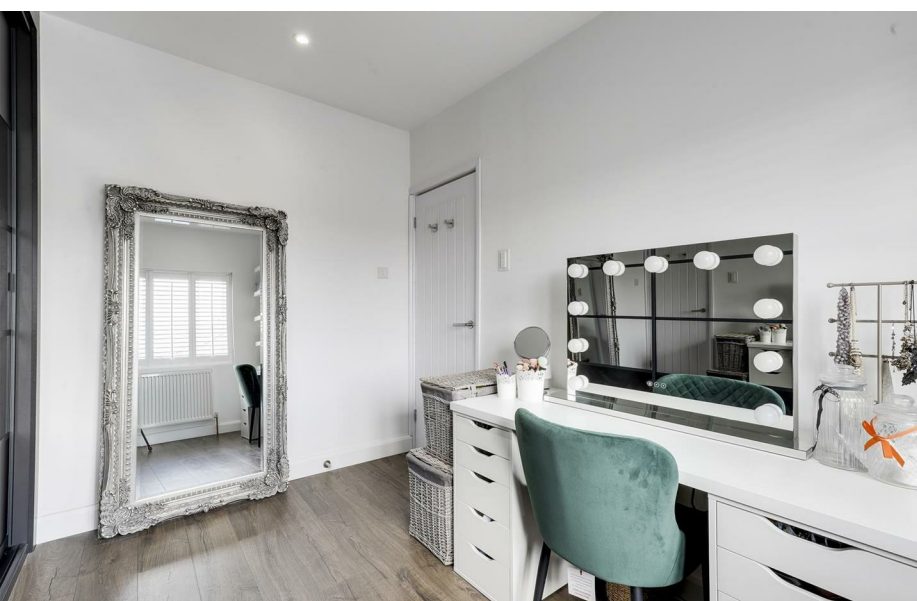
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RENOVATED THROUGHOUT WITH NO CHAIN...

This immaculately presented three-bedroom semi-detached home has been completely renovated throughout, showcasing a range of high-spec, modern fixtures and fittings designed for contemporary living. The property boasts an impressive list of smart home features including a 4xCamera 4K CCTV System with NVR, Nest Hello Video Doorbell, Nest Smart Thermostat, ADT NACOSS Monitored Burglar Alarm, RJ45 Patch Panel, Network Rack, and more – ensuring comfort, security, and convenience at every turn. The ground floor comprises a welcoming entrance hall with a composite door, a bright and spacious living room which flows into a stylish open-plan kitchen diner, complete with modern units and French doors leading out to the decking – perfect for entertaining. Upstairs, the property offers two double bedrooms and a further single bedroom, all serviced by a contemporary, fully tiled shower suite with underfloor heating. Externally, the property benefits from a driveway for two cars with a Pod Point EV charger to the front, while the rear features a private, low-maintenance garden with a decked seating area, patio, and a bespoke 16ft x 8ft container-style garden workshop/storage unit – ideal for hobbyists or additional storage. Situated in a sought-after location, just moments from Arnold High Street, residents will enjoy easy access to a wide variety of shops, eateries, excellent transport links, and well-regarded schools.

MUST BE VIEWED





- Completely Renovated Semi-Detached House
- Three Good-Sized Bedrooms
- Open Plan Living
- Modern Fitted Kitchen & Dining Area
- Three-Piece Shower Suite Featuring a Smart Shower & Underfloor Heating
- Low Maintenance Garden With Bespoke Workshop/Storage Unit
- Driveway For Two Cars & Pod Point EV Charger
- 4K CCTV System With NVR & ADT Nacoss Monitored Burglar Alarm System
- Well-Connected Location
- No Upward Chain





GROUND FLOOR

Entrance Hall

6'6" x 3'8" (1.99 x 1.14)

The entrance hall has laminate flooring, carpeted stairs, a wall-mounted electric heater, an ADT Nacoss monitored burglar alarm panel, and a single composite door providing access into the accommodation.

Living Room

14'2" x 11'10" (4.32 x 3.62)

The living room has a UPVC double-glazed bay window with bespoke fitted shutters to the front elevation, a TV point, NEST thermostat, laminate flooring, recessed spotlights, a radiator, and open access into the kitchen-diner.

Kitchen - Diner

14'11" x 10'8" (4.55 x 3.27)

The kitchen has a range of fitted shaker-style base and wall units with 40mm square edge high density worktops and under-cabinet lighting, a stainless steel sink and a half with a movable swan neck mixer tap and drainer, an integrated oven, an integrated microwave, an induction hob with an extractor hood and splashback, space for a fridge freezer, space and plumbing for a washing machine, space for a dining table, a radiator, recessed spotlights, a wall-mounted extractor fan, a UPVC double-glazed window with integral blinds to the rear elevation, and double French doors with integral blinds opening out to the rear garden.

FIRST FLOOR

Landing

7'3" x 2'11" (2.21 x 0.89)

The landing has carpeted flooring, a UPVC double-glazed window with integral blinds to the side elevation, recessed spotlights, and provides access to the first floor accommodation. Additionally, there is access to the boarded loft with lighting via a drop-down ladder.

Master Bedroom

11'11" x 9'0" (3.65 x 2.75)

The main bedroom has a UPVC double-glazed window with bespoke fitted shutters to the front elevation, laminate flooring, a radiator, a TV point, and recessed spotlights.

Bedroom Two

10'10" x 6'9" (3.31 x 2.07)

The second bedroom has a UPVC double-glazed window with bespoke fitted shutters to the front elevation, laminate flooring, a radiator, recessed spotlights, and fitted wall-to-wall sliding door wardrobes.

Bedroom Three

8'10" x 5'8" (2.70 x 1.75)

The third bedroom has a UPVC double-glazed window with a bespoke fitted shutter to the front elevation, laminate flooring, LED strip lights, a wall-mounted electric radiator, and a RJ45 patch panel and network rack.

Bathroom

6'3" x 5'8" (1.92 x 1.74)

The bathroom has a concealed dual flush WC, a countertop wash basin with fitted storage underneath, a wall-mounted mirrored LED vanity cabinet, a walk-in shower enclosure with an overhead rainfall shower and a handheld shower head, a SMART shower thermostat, floor-to-ceiling tiles, underfloor heating, a heated towel rail, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway for two cars, shared gated access to the rear garden, a NEST hello video doorbell, external lighting, and a pod point EV charger.

Rear

To the rear of the property is a private enclosed low maintenance garden with decking, external power sockets, an outdoor tap, a levelled area of prepared soil ready for turfing or landscaping, a paved patio, raised borders with timber edging, a 16ft x 8ft bespoke container garden workshop/storage unit, fence panelled boundaries, and gated access.

ADDITIONAL INFORMATION

Broadband Networks - Virgin Media, Openreach

Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 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 - The vendor is awaiting a response from Gedling Borough Council Building Control regarding a Building Regularisation application for a steel beam installed during renovation works by a contractor in 2008. This beam is located between the kitchen diner and the living room in the open-plan space. Further updates will be provided upon receipt.

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

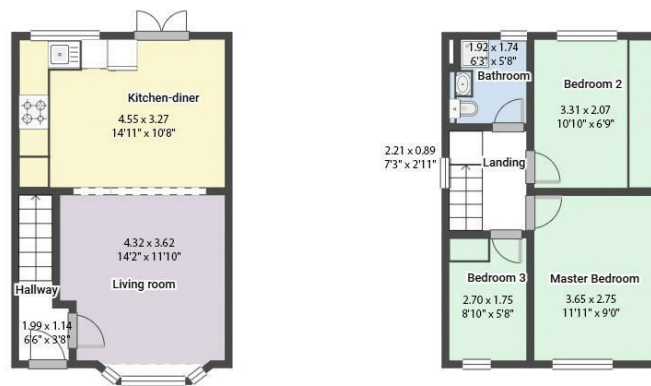
Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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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