

HoldenCopley

PREPARE TO BE MOVED

Conway Gardens, Arnold, Nottinghamshire NG5 6LR

Guide Price £240,000 - £250,000

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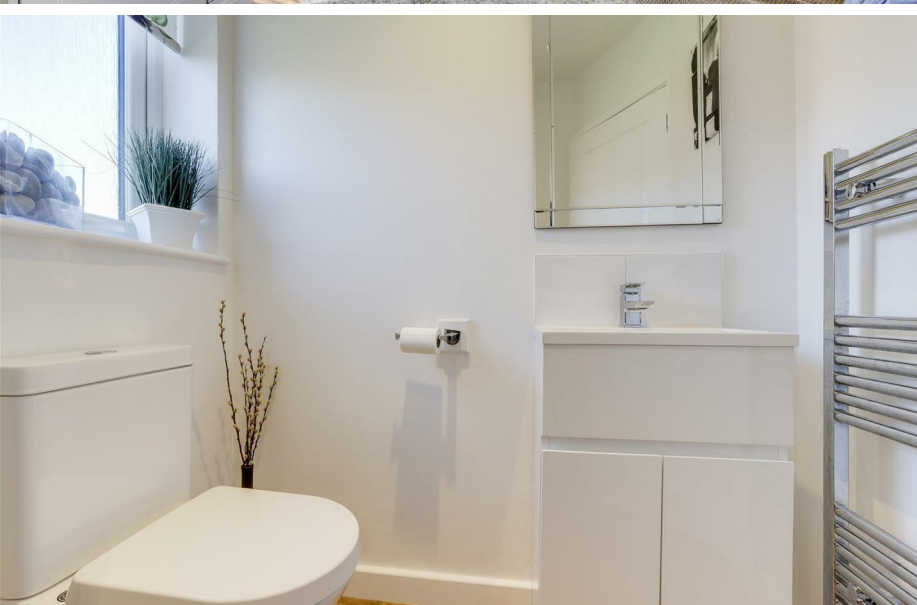
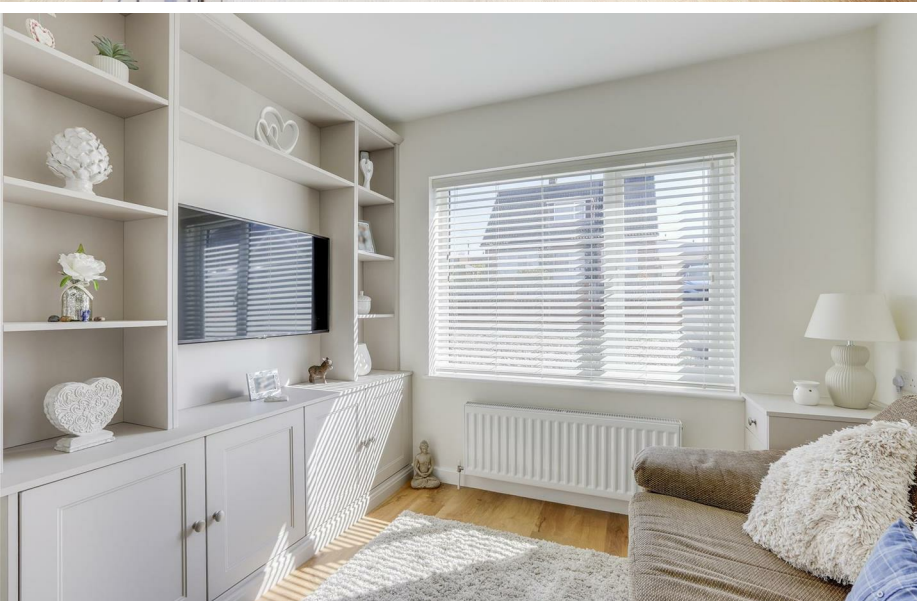
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NO UPWARD CHAIN...

This renovated three-bedroom detached chalet bungalow offers a modern and spacious living environment, making it an ideal home for a variety of buyers. Offered with no upward chain, the property is ready to move straight into and is situated in a popular location, close to a range of local amenities including shops, schools, and excellent commuting links. The ground floor features a welcoming entrance hall leading into a bright and spacious reception room with space for dining. Natural light floods the room through a large front-facing window and double French doors that open out to the rear garden. The modern fitted kitchen is perfect for everyday cooking and entertaining, with the added benefit of a pantry for extra storage. Also on this level is a convenient ground floor W/C and a well-sized double bedroom. Upstairs, the property offers two further double bedrooms, both offering ample built-in storage, and a stylish three-piece bathroom suite. Externally, the front of the property benefits from two driveways providing plenty of off-road parking, access to a garage, and a gravel garden for easy upkeep. To the rear is a low-maintenance garden with a patio seating area and an artificial lawn, perfect for enjoying the outdoors.

MUST BE VIEWED!





- Detached Chalet Bungalow
- Three Double Bedrooms
- Spacious Reception Room
- Modern Kitchen
- Ground Floor W/C
- Stylish Bathroom
- Two Driveways & A Garage
- No Upward Chain
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

12'6" x 6'10" (3.83m x 2.09m)

The entrance hall has laminate wood-effect flooring, carpeted stairs, a radiator, two UPVC double-glazed obscure windows to the front elevation and a single composite door providing access into the accommodation.

Living/Dining Room

19'7" x 10'10" (5.99m x 3.32m)

The reception room has laminate wood-effect flooring, two radiators, a UPVC double-glazed window to the front elevation and double French doors opening out to the rear garden.

Kitchen

13'7" x 9'5" (max) (4.15m x 2.89m (max))

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a drainer and a swan neck mixer tap, an integrated oven, gas ring hob, an extractor fan & fridge freezer, space and plumbing for a washing machine & dishwasher, partially tiled walls, recessed spotlights, a vertical radiator, access to the pantry, laminate wood-effect flooring, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access to the side of the property.

W/C

5'4" x 5'4" (1.65m x 1.65m)

This space has a low level dual flush W/C, a vanity storage unit with a wash basin and a tiled splash back, a heated towel rail, recessed spotlights, a fitted storage cupboard, laminate wood-effect flooring and a UPVC double-glazed obscure window to the rear elevation.

Bedroom Three

9'5" x 9'3" (max) (2.88m x 2.82m (max))

The third bedroom has laminate wood-effect flooring, a radiator, a fitted feature media wall and a UPVC double-glazed window to the front elevation.

FIRST FLOOR

Landing

11'11" x 6'10" (3.64m x 2.09m)

The landing has carpeted flooring, a radiator, a UPVC double-glazed window to the front elevation, access to the first floor accommodation and access to the loft.

Master Bedroom

14'1" x 10'10" (max) (4.30m x 3.31m (max))

The main bedroom has carpeted flooring, a radiator, in-built fitted sliding door wardrobes, storage in the eaves and a UPVC double-glazed window to the side elevation.

Bedroom Two

12'0" x 9'3" (max) (3.66m x 2.84m (max))

The second bedrooms has carpeted flooring, a radiator, storage in the eaves and a UPVC double-glazed window to the side elevation.

Bathroom

6'9" x 5'4" (2.07m x 1.65m)

The bathroom has a concealed low level dual flush W/C, a vanity storage unit with a wash basin, a panelled bath with an electric shower fixture, tiled walls, a heated towel rail, recessed spotlights, vinyl flooring and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is two driveway providing ample off-road parking, access to the garage, gated access to the rear garden, a gravel area, fence panelling and brick-wall boundaries.

Garage

17'5" x 8'4" (5.31m x 2.55m)

The garage has power sockets, courtesy lighting and an electric up-and-over door.

Rear

To the rear is an enclosed low-maintenance garden with a paved patio area, an artificial lawn and fence panelling boundaries.

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

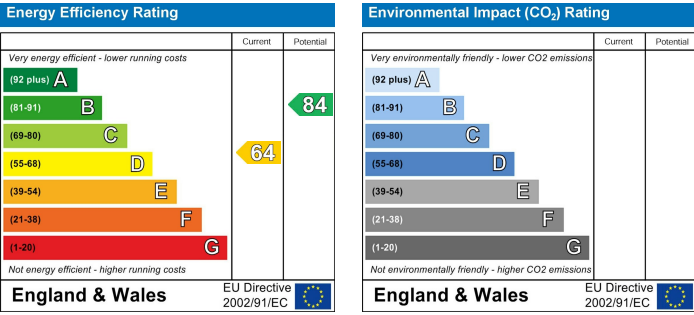
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to 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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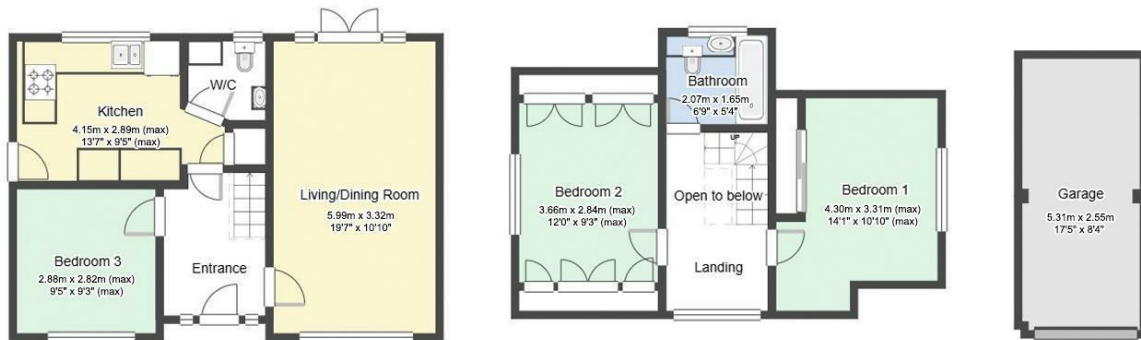
ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Openreach, Virgin Media
- Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps
- Phone Signal – Good coverage of Voice, 4G & 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



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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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