

HoldenCopley

PREPARE TO BE MOVED

Furlong Street, Arnold, Nottingham NG5 7AJ

Guide Price £160,000 - £170,000

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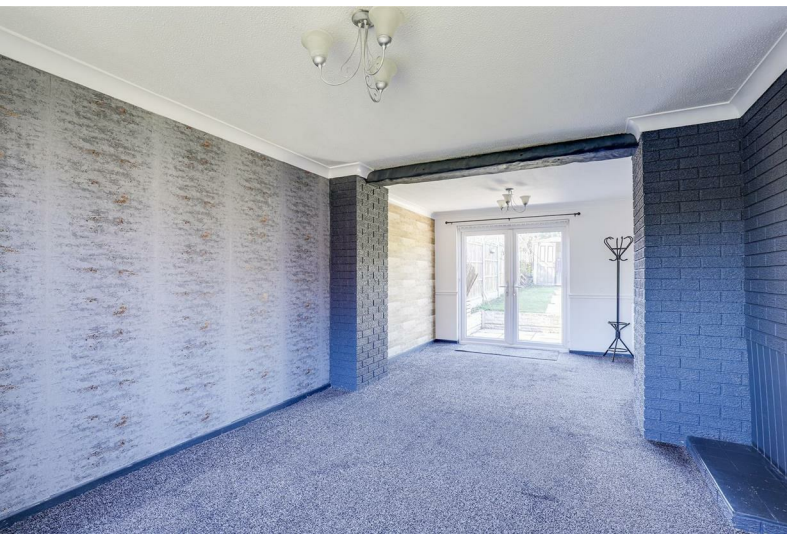


GUIDE PRICE £160,000 - £170,000

NO UPWARD CHAIN...

This three-bedroom semi-detached home offers practical living in a location convenient to shops, parks, and restaurants, with excellent transport links nearby. On the ground floor, the property features a practical W/C, a seamless living room that opens into the dining area, and a convenient fitted kitchen. Upstairs, there are three spacious bedrooms serviced by a three-piece bathroom suite. Externally, the front of the property includes a paved driveway providing off-street parking and a lawned garden. The rear garden features a paved patio area and a lawn.

MUST BE SEEN





- Semi-Detached House
- Three Bedrooms
- Open Access Living/Dining Room
- Fitted Kitchen
- Three-Piece Bathroom Suite & Ground Floor W/C
- Spacious Rear Garden
- Off-Street Parking
- Close to Local Amenities
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Entrance Hall

7*8" x 11*3" (2.34m x 3.45m)

The entrance hall has vinyl flooring, carpeted stairs, a radiator, an under the stairs in-built storage cupboard, and a single UPVC obscure glass door providing access into the accommodation.

W/C

4*9" x 3*6" (1.47m x 1.09m)

This space has a low level flush W/C, a wall mounted wash basin, wood-effect flooring, and a UPVC double-glazed obscure window to the front elevation.

Living Room

13*1" x 10*6" (3.99m x 3.21m)

The living room has carpeted flooring, a dado rail, coving to the ceiling, a UPVC double-glazed obscure window to the front elevation, and open access to the dining room.

Dining Room

10*2" x 7*8" (3.10m x 2.36m)

The dining room has carpeted flooring, a radiator, a dado rail, a pass-through window, coving to the ceiling, UPVC double French doors leading out to the rear garden.

Kitchen

10*4" x 9*3" (3.16m x 2.83m)

The kitchen has a range of fitted shaker style base and wall units with rolled edge worktops, a stainless steel sink and a half with a mixer tap and drainer, an integrated double oven with a hob and extractor fan, an in-built storage cupboard, wood-effect flooring, partially tiled walls, recessed spotlights, a UPVC double-glazed window to the rear elevation, and a UPVC double-glazed glass door leading out to the rear garden.

FIRST FLOOR

Landing

12*5" x 2*9" (3.80m x 0.85m)

The landing has carpeted flooring, an in--built storage cupboard, access to the loft, and provides access to the first floor accommodation.

Master Bedroom

11*3" x 10*9" (3.45m x 3.30m)

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

Bedroom Two

9*10" x 13*5" (max) (3.02m x 4.09m (max))

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

Bedroom Three

9*3" x 11*7" (2.83m x 3.55m)

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

Bathroom

7*1" x 5*11" (2.17m x 1.82m)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture, wood-effect flooring, tiled walls, a radiator, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a paved driveway providing off-street parking for vehicles, a lawned garden, gated access tot he rear of the property, and brick and hedged boundaries.

Rear

To the rear of the property is a paved patio seating area, raised planters, a lawned area, a shed, and fence and hedged boundaries.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)
- 220 Mbps (Highest available upload speed)
- Phone Signal – Some 5G and all 4G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Very low risk of flooding
- Non-Standard Construction – Yes
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band B

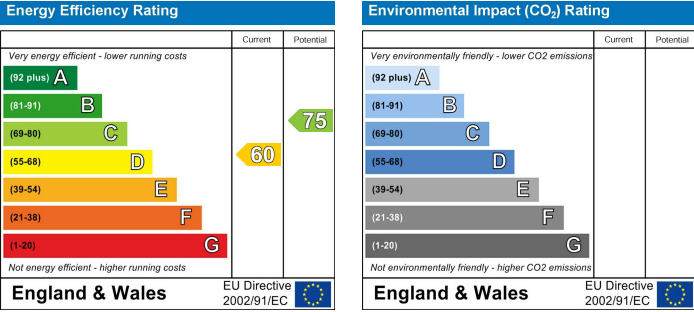
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold.

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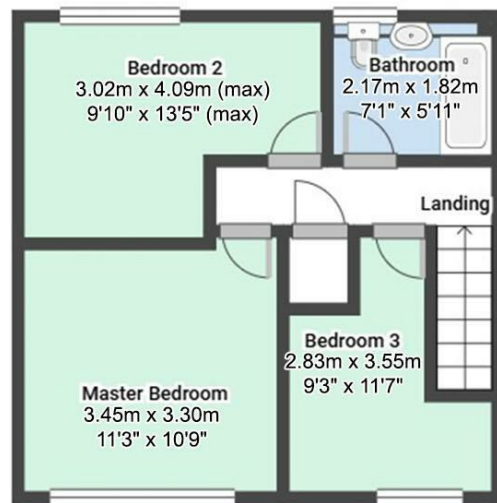
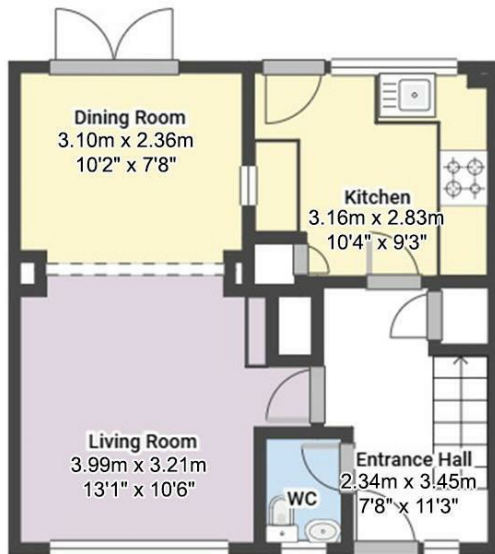
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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