

HoldenCopley

PREPARE TO BE MOVED

Charnwood Lane, Arnold, Nottinghamshire NG5 6PG

Guide Price £180,000

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GUIDE PRICE £180,000 - £190,000

NO UPWARD CHAIN...

This well-presented two-bedroom mid-terrace house offers a fantastic opportunity for anyone looking to move straight in. Situated in a popular location, the property is within close proximity to a range of local amenities, including shops, excellent transport links, and great school catchments, making it ideal for a variety of buyers. The ground floor features an entrance hall, leading to a spacious living room with a feature fireplace, creating a warm and inviting atmosphere. The fitted kitchen provides ample storage and workspace, while a rear porch adds extra convenience. Upstairs, there are two well-proportioned bedrooms, a three-piece bathroom suite, and access to the loft, offering additional storage potential. Externally, the property offers on-street parking and a pebbled front garden with mature shrubs and trees, enhancing its kerb appeal. To the rear, a garden provides a private outdoor retreat, featuring a patio area, a well-maintained lawn, mature planting, and a shed. Additionally, at the back of the property, a private gated area provides access to the garage, offering secure off-road parking and extra storage space.

MUST BE VIEWED





- Mid-Terrace House
- Two Bedrooms
- Spacious Reception Room
- Fitted Kitchen
- Three Piece Bathroom Suite
- Private Enclosed Rear Garden
- Garage
- Close To Local Amenities
- Popular Location
- No Upward Chain





GROUND FLOOR

Entrance Hall

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

Living Room

16*9" x 16*9" (5.12m x 5.12m)

The living room has a UPVC double-glazed bow window to the front elevation, wood-effect flooring, a radiator, a feature fireplace with a decorative surround, wall-mounted light fixtures and coving.

Kitchen

13*4" x 9*8" (4.08m x 2.97m)

The kitchen has a range of fitted base and wall units with worktops, an integrated oven, a stainless steel sink with a drainer and a swan neck mixer tap, space and plumbing for a washing machine, space for a fridge-freezer, tiled flooring, a radiator, partially tiled walls, a UPVC double-glazed window and a wooden single-glazed window to the rear elevation and a single wooden door providing access into the porch.

Porch

7*0" x 3*10" (2.14m x 1.17m)

The porch has wooden single-glazed windows to the rear and side elevation, tiled flooring and a single wooden door providing access out to the garden.

FIRST FLOOR

Landing

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

Master Bedroom

13*5" x 10*2" (4.11m x 3.11m)

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

Bedroom Two

11*5" x 7*5" (3.49m x 2.27m)

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

Bathroom

8*1" x 5*7" (2.47m x 1.71m)

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

OUTSIDE

Front

To the front is on street parking, a pebbled garden with mature shrubs and trees.

Rear

To the rear is a private garden with a fence panelled boundary, a patio, a lawn, mature shrubs and trees, a shed and a single wooden gate.

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 – All 4G & 5G, some 3G available
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Very low risk of flooding
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

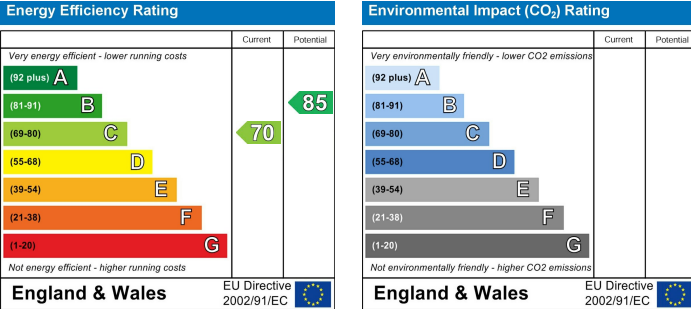
Council Tax Band Rating - Gedling Borough Council - Band B
This information was obtained through the directgov website.
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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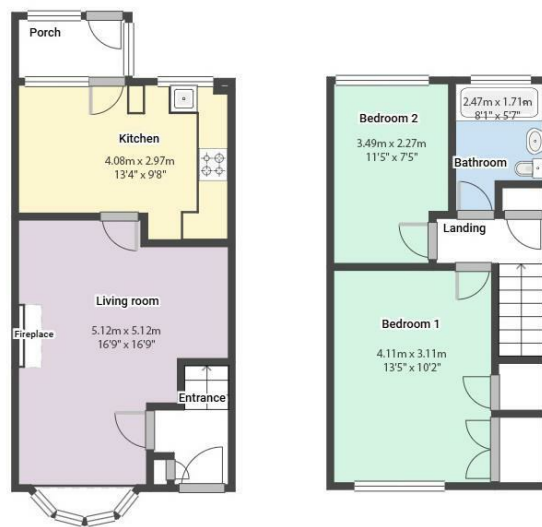
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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