

# HoldenCopley

PREPARE TO BE MOVED

Acton Road, Arnold, Nottinghamshire NG5 7AD

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£210,000



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## NO UPWARD CHAIN...

This two-bedroom mid-terraced house has a lot going for it. Nestled just a stone's throw from the bustling Arnold High Street, it's the kind of place where you're never far from anything. Shops, cafes, supermarkets all within easy reach, plus great bus connections that'll take you right into the City Centre. If that wasn't enough, local parks and well-regarded schools are all part of the package, making it a great fit for a variety of buyers. Inside, you'll find an entrance hall leading into a cosy living room and a well-equipped kitchen, which opens out into a conservatory. The conservatory features double French doors that lead to a private rear garden perfect for those summer evenings. Upstairs, there are two good-sized double bedrooms and a contemporary three-piece wet room. The front garden is low-maintenance, with some thoughtful touches like courtesy lighting, a fenced boundary, and gated access. Out back, the enclosed garden offers a bit of everything: a lawn, planted borders, a patio seating area for when the weather's right, and a solid fenced boundary for privacy.

MUST BE VIEWED







- Mid Terraced House
- Two Double Bedrooms
- Living Room
- Fitted Kitchen
- Conservatory
- Three-Piece WetRoom
- Enclosed Rear Garden
- Popular Location
- Excellent Transport Links
- Must Be Viewed











GROUND FLOOR

Entrance Hall

2\*10" x 2\*9" (0.88m x 0.85m)

The entrance hall has carpeted flooring, a stair lift, and a UPVC door providing access to the accommodation

Living Room

12\*6" x 11\*10" (3.82m x 3.63m)

The living room has a UPVC double-glazed window to the front elevation, a TV point, coving to the ceiling, a radiator, a feature fireplace with a decorative surround, and wood-effect flooring

Kitchen

15\*0" x 8\*7" (4.59m x 2.62m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a mixer tap and drainer, an integrated oven, a gas ring hob, a wall-mounted boiler, a built-in cupboard, space for a dining table, tiled splashback, vinyl flooring, a UPVC double-glazed window to the rear elevation, and a door leading to the conservatory

Conservatory

12\*0" x 8\*4" (3.66m x 2.55m)

The conservatory has carpeted flooring, a radiator, a UPVC double-glazed surround, a polycarbonate roof, and double French doors opening to the rear garden

FIRST FLOOR

Landing

6\*0" x 3\*1" (1.84m x 0.96m)

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

Bedroom One

11\*11" x 10\*11" (3.64m x 3.34m)

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

Bedroom Two

10\*4" x 8\*9" (3.15m x 2.67m)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, a range of fitted wardrobes and overhead cupboards, and carpeted flooring.

Wet Room

6\*9" x 6\*0" (2.07m x 1.83m)

The wet room has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a wall-mounted electric shower fixture, a radiator, partially tiled walls, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a low-maintenance garden, courtesy lighting, a fenced boundary, and gated access

Rear

To the rear of the property is an enclosed garden with a lawn, planted borders, a patio seating area, and a fenced boundary

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

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

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band G

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.

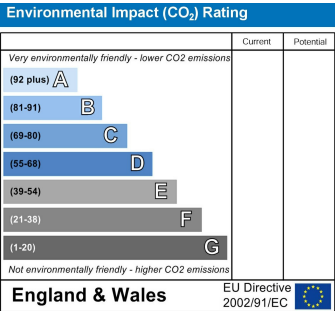
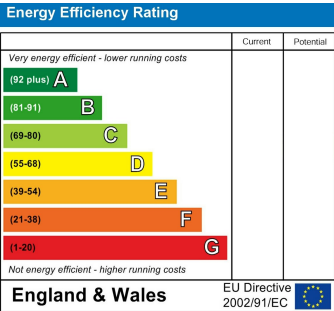
The vendor has advised the following:

Property Tenure is Freehold

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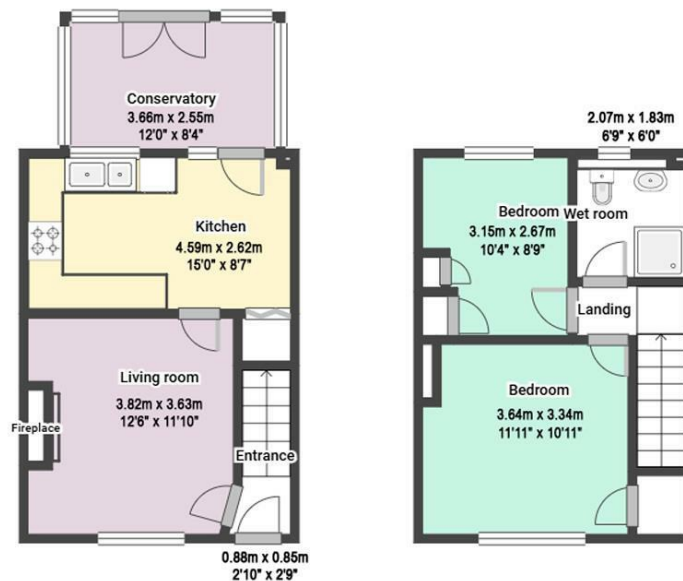
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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