

HoldenCopley

PREPARE TO BE MOVED

Tambling Close, Arnold, Nottinghamshire NG5 6RB

£240,000

Tambling Close, Arnold, Nottinghamshire NG5 6RB



WELL PRESENTED THROUGHOUT...

This three-bedroom semi-detached house is well maintained and would make the perfect home for a range of buyers looking to move straight in. Situated in a popular location, the property is just a stone's throw away from excellent local amenities, great schools, and superb transport links—ideal for busy families and commuters alike. The ground floor comprises a useful porch leading into an entrance hall, a bright and airy living room that seamlessly flows into the dining area, and a shaker-style fitted kitchen. Upstairs, the first floor hosts three well-proportioned bedrooms, a three-piece bathroom suite, and access to the loft for additional storage. Outside, the property benefits from a low-maintenance front garden with decorative slate chippings, and a block-paved driveway providing ample off-street parking which extends along the side of the house. To the rear is a private, south-east facing tiered garden with a paved patio area—perfect for entertaining—complemented by mature shrubs, slate chippings, and a handy shed for storage.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Well Appointed Fitted Kitchen
- Three Piece Bathroom Suite
- Off-Road Parking
- Private Low Maintenance Rear Garden
- Well Presented Throughout
- Popular Location
- Must Be Viewed





GROUND FLOOR

Porch

5'4" x 2'1" (1.65m x 0.64m)

The porch has wood-effect flooring and double doors providing access into the accommodation.

Entrance Hall

11'4" x 6'1" (3.47m x 1.86m)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator and a single door.

Living Room

12'11" x 10'2" (3.96m x 3.11m)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a wall-mounted feature fireplace, coving and open access into the dining room.

Dining Room

10'9" x 8'9" (3.28m x 2.68m)

The dining room has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, coving and a single door providing access out to the garden.

Kitchen

10'0" x 7'5" (3.05m x 2.28m)

The kitchen has a range of fitted shaker style base and wall units with worktops, an integrated oven, an electric hob with an extractor hood, a stainless steel sink with a drainer, space and plumbing for a washing machine, wood-effect flooring, partially tiled walls, a UPVC double-glazed window to the side elevation and a single composite door providing access out to the garden.

FIRST FLOOR

Landing

7'10" x 6'5" (2.40m x 1.97m)

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

Master Bedroom

13'5" x 9'10" (4.09m x 3.01m)

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

Bedroom Two

10'9" x 9'11" (3.29m x 3.03m)

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

Bedroom Three

10'4" x 6'5" (3.16m x 1.98m)

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

Bathroom

6'4" x 5'8" (1.94m x 1.75m)

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

OUTSIDE

Front

To the front is a garden with slate chippings, courtesy lighting, a block paved driveway and double wooden gates providing rear access.

Rear

To the rear is a private south-east facing tiered garden with a fence panelled boundary, courtesy lighting, a paved patio, a shed, slate chippings and mature shrubs.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed) 100 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

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.

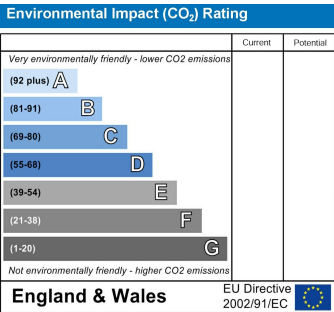
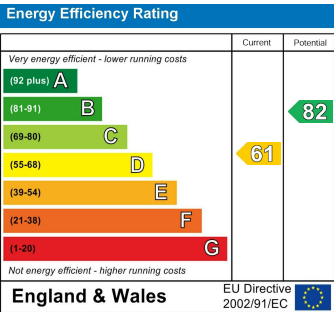
The vendor has advised the following:

Property Tenure is Freehold

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.

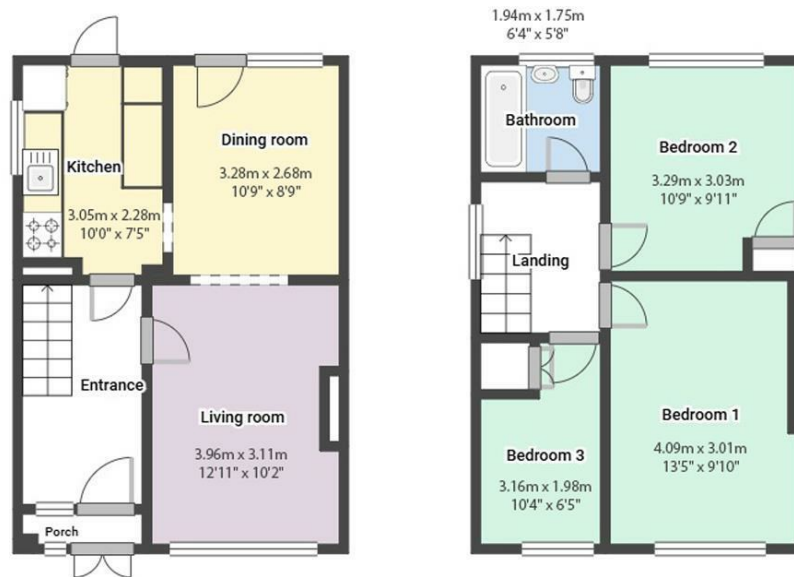
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving 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.

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.



Tambling Close, Arnold, Nottinghamshire NG5 6RB

HoldenCopley
PREPARE TO BE MOVED



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.
© HoldenCopley

0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

info@holdencopley.co.uk

www.holdencopley.co.uk

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.