

HoldenCopley

PREPARE TO BE MOVED

Chestnut Grove, Arnold, Nottinghamshire NG5 8BD

£230,000

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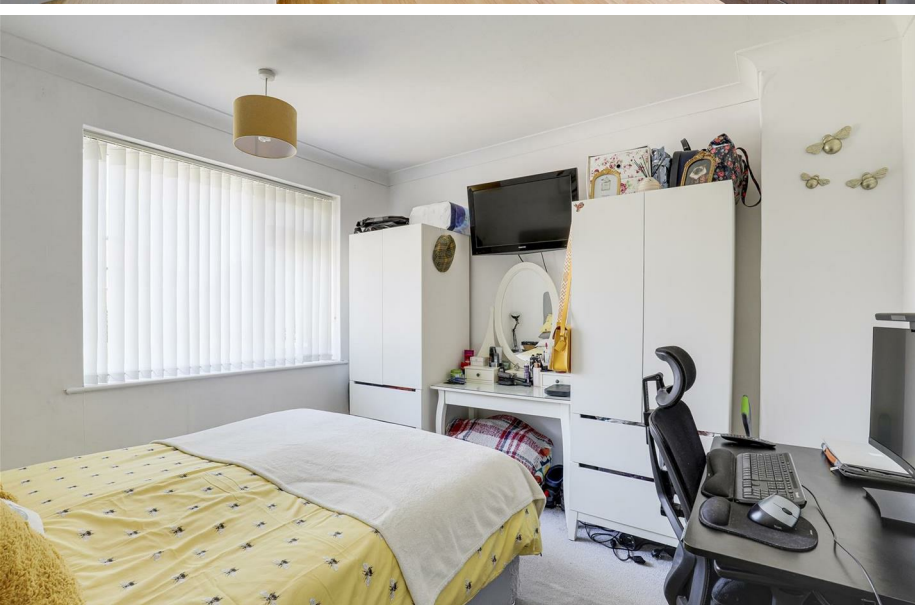
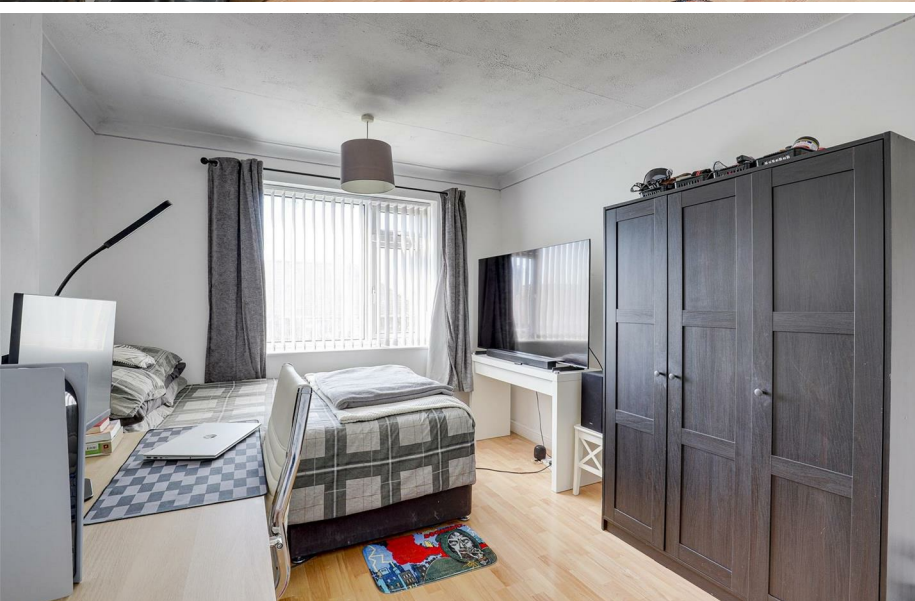


POPULAR LOCATION...

This well-presented three-bedroom semi-detached house is ideally situated in a popular residential area, close to a wide range of local amenities including shops, great schools, and excellent transport links. Upon entering the property, you are welcomed by an inviting entrance hall leading into a spacious reception room, ideal for relaxation and entertaining. The kitchen diner offers a functional and sociable cooking space, with direct access to an adjoining outhouse that houses a utility area, ample storage, and a convenient W/C. Upstairs, the property offers two generously sized double bedrooms, a comfortable single bedroom, and a three-piece bathroom suite. Externally, the front of the property features a shared driveway, access to on-street parking, and a garden area with a lawn. To the rear, a tiered garden provides an excellent outdoor retreat, complete with a lawn and a charming summer house, perfect for enjoying the outdoors.

MUST BE VIEWED!





- Semi-Detached House
- Three Bedrooms
- Spacious Reception Room
- Fitted Kitchen Diner
- Three-Piece Bathroom Suite
- Shared Driveway & On-Street Parking
- Enclosed Garen & Summer House
- Well-Presented Throughout
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

10*10" x 5*10" (3.31m x 1.80m)

The entrance hall has vinyl flooring, carpeted stairs, a radiator, a UPVC double-glazed window to the side elevation and a single UPVC door providing access into the accommodation.

Living Room

14*3" x 12*3" (4.35m x 3.75m)

The living room has carpeted flooring, a radiator, ceiling coving, a recessed chimney breast alcove and a UPVC double-glazed window to the front elevation.

Kitchen Diner

15*8" x 10*7" (4.79m x 3.24m)

The kitchen diner has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and a mixer tap, space for a cooker & dishwasher, partially tiled walls, an in-built storage cupboard, a radiator, tiled flooring, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access to the outhouse.

FIRST FLOOR

Landing

7*8" x 6*3" (2.35m x 1.91m)

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

Master Bedroom

14*1" x 10*7" (4.31m x 3.25m)

The main bedroom has laminate wood-effect flooring, a radiator, ceiling coving and a UPVC double-glazed window to the front elevation.

Bedroom Two

10*9" x 10*7" (3.29m x 3.23m)

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

Bedroom Three

8*11" x 7*9" (2.74m x 2.37m)

The third bedroom has laminate wood-effect flooring, a radiator, in-built storage cupboard and a UPVC double-glazed window to the front elevation.

Bathroom

7*8" x 7*5" (2.34m x 2.28m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with an electric shower fixture, a radiator, partially panelled walls, in-built storage cupboard, wood-effect flooring and two UPVC double-glazed obscure windows to the side and rear elevations.

OUTSIDE

Front

To the front of the property is a shared driveway, gated access to the rear garden, a lawn, courtesy lighting, fence panelling, hedge borders and brick-wall boundaries.

Rear

To the rear is an enclosed tiered garden with a lawn, a summer house and access to the outhouse and fence panelling boundaries.

Outhouse

9*11" x 3*5" (3.03m x 1.06m)

This space has a single door providing access to the rear garen.

Outhouse

7*5" x 6*4" (2.27m x 1.95m)

This space has a Belfast sink, space and plumbing for a washing machine and tumble dryer and a UPVC double-glazed window to the rear elevation.

Outhouse

7*5" x 2*7" (2.28m x 0.79m)

This space provides access to ample storage.

W/C

6*1" x 2*6" (1.86m x 0.77m)

This space has a low level flush W/C and a UPVC double-glazed obscure window to the side elevation.

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

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band B

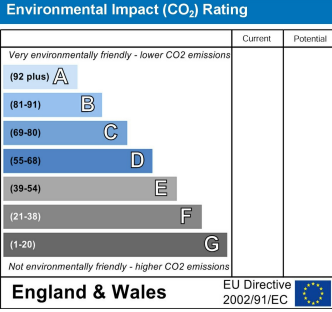
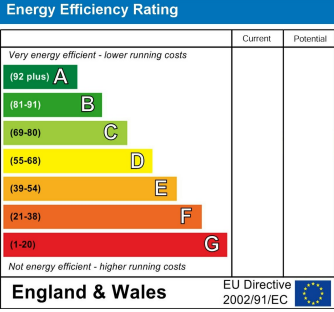
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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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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