

# HoldenCopley

PREPARE TO BE MOVED

Church Drive, Daybrook, Nottinghamshire NG5 6LD

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£250,000



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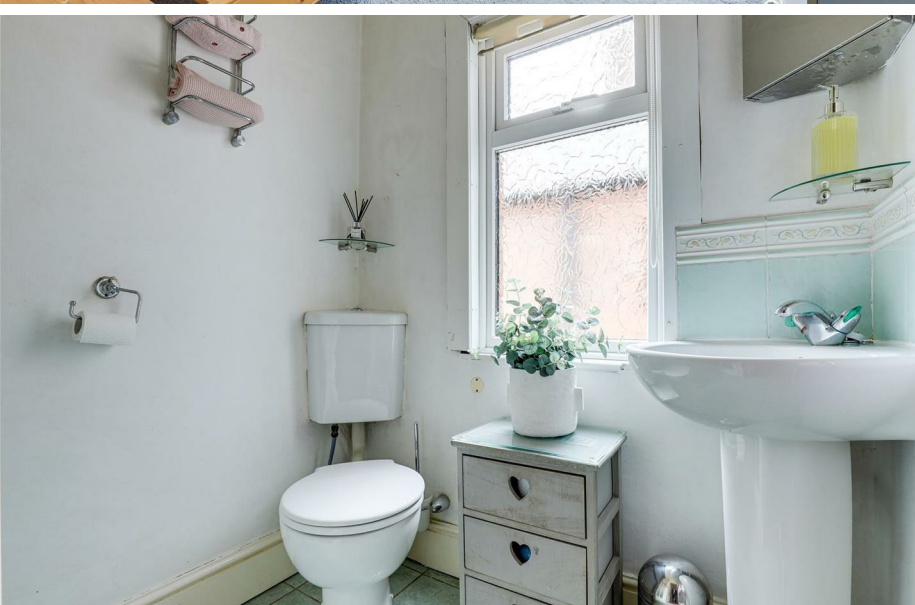
## NO UPWARD CHAIN...

This deceptively spacious three-bedroom end-terraced home presents an exciting opportunity for a wide range of buyers, particularly those looking to add their own stamp and transform a property into a long-term family residence. Spanning two floors, the accommodation is well-proportioned throughout and offers a functional layout that lends itself well to modernisation. Ideally located just a stone's throw from Arnold High Street, the property enjoys immediate access to a wealth of local amenities including shops, cafes, and supermarkets, alongside excellent transport links and proximity to well-regarded schools – making this an ideal location for families and professionals alike. To the ground floor, the property comprises an entrance hall, a spacious living room open plan to a dining area, and a generously sized timber-style fitted kitchen offering ample scope for contemporary redesign. Upstairs, the first floor hosts three well-proportioned bedrooms, all serviced by a three-piece shower suite. Externally, the property benefits from on-street permit parking as well as a shared driveway providing access via double gates to off-road parking at the rear. The rear garden has been designed with ease of maintenance in mind, featuring paved and hard-standing areas alongside mature borders. Whether you're a first-time buyer, a growing family, or an investor seeking a project with great potential in a popular location – this property ticks all the right boxes.

## MUST BE VIEWED







- End-Terraced Period House
- Three Bedrooms
- Open Plan Living & Dining Room
- Large Fitted Kitchen
- Shower Room Suite
- Shared Driveway
- Generous-Sized Low Maintenance Garden
- On-Street Permit Parking
- Popular Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

12'7" x 3'5" (3.86m x 1.05m)

The entrance hall has carpeted flooring, a radiator, coving to the ceiling, a decorative ceiling arch, and a single door providing access into the accommodation.

Living Room

14'11" x 11'10" (4.55m x 3.62m)

The living room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a TV point, a recessed chimney breast alcove with a feature fireplace and a tiled brick surround, a radiator, and open access into the dining room.

Dining Room

12'5" x 11'11" (3.79m x 3.64m)

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

Kitchen

18'4" x 9'11" (5.60m x 3.04m)

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, space for a cooker with an extractor hood, a washing machine and a tumble-dryer, space for a fridge freezer, vinyl flooring, a radiator, an in-built pantry cupboard, wood-panelled walls, UPVC double-glazed windows to the side and rear elevation, and a single UPVC door providing access to the garden.

FIRST FLOOR

Landing

5'8" x 14'9" (1.73m x 4.52m)

The landing has carpeted flooring, grab handles, a fitted cupboard, and provides access to the first floor accommodation.

Master Bedroom

12'0" x 15'10" (3.67m x 4.85m)

The main bedroom has two UPVC double-glazed windows to the front elevation, carpeted flooring, fitted storage in the alcoves, and a radiator.

Bedroom Two

9'10" x 11'10" (3.00m x 3.63m)

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

Bedroom Three

7'7" x 10'0" (2.33m x 3.06m)

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

Shower Room

3'11" x 5'3" (1.21m x 1.62m)

The shower room has a low level dual flush WC, a pedestal wash basin, a shower enclosure with a wall-mounted electric shower fixture, tiled flooring, partially tiled walls, a chrome heated towel rail, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is on-street permitted parking, along with a shared driveway and double gated access to the rear garden.

Rear

"To the rear of the property is a low-maintenance garden featuring block-paved and patio areas, a variety of mature trees, plants, and shrubs, brick-walled boundaries, and a shared driveway with the neighbouring property.

ADDITIONAL INFORMATION

Broadband Networks Available - Openreach, Virgin Media  
Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)  
Phone Signal – good 4G /5G coverage

Electricity – Mains Supply  
Water – Mains Supply  
Heating – Gas Central Heating – Connected to Mains Supply  
Septic Tank – No  
Sewage – Mains Supply  
Flood Risk – No flooding in the past 5 years+  
Flood Risk Area - Very low risk  
Non-Standard Construction – No  
Any Legal Restrictions – No

DISCLAIMER

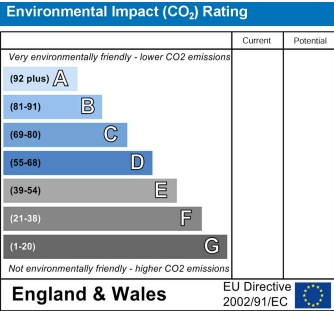
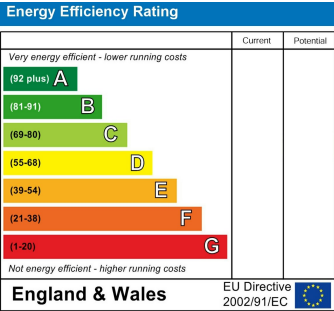
Council Tax Band Rating - Gedling Borough Council - Band B  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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 licence 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.







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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