

HoldenCopley

PREPARE TO BE MOVED

Furlong Street, Arnold, Nottinghamshire NG5 7AA

£180,000

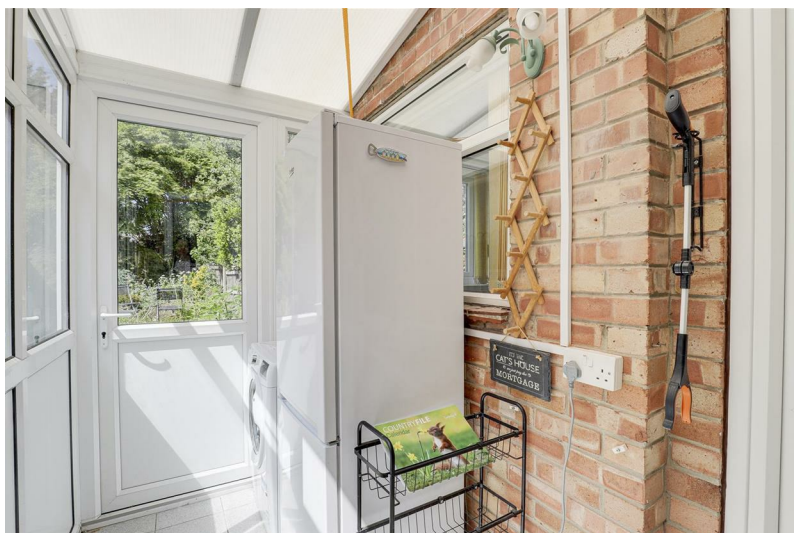
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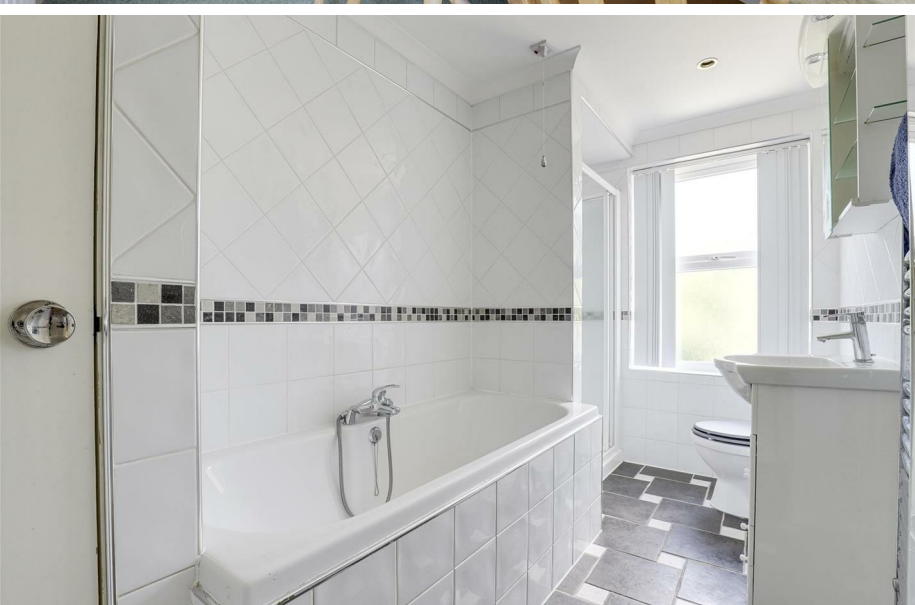


NO UPWARD CHAIN...

This three-bedroom end-terrace house is perfect for first-time buyers or growing families and is offered to the market with no upward chain. Ideally located in a popular and convenient area, the property is just a short walk from Arnold town centre, where you'll find a wide array of shops, cafes, bars, restaurants, and excellent transport links. The ground floor welcomes you into a bright and spacious living room, a separate dining room ideal for entertaining, and a well-appointed fitted kitchen designed to meet all your culinary needs. The first floor comprises a double bedroom, a comfortable single bedroom, and a four-piece family bathroom suite, offering both functionality and comfort. The top floor boasts an additional generous double bedroom, perfect as a main bedroom, guest room, or home office. Added to this, the property features a useful cellar, providing ample storage space. Outside, the property benefits from on-street parking to the front, while to the rear is a private enclosed garden with a lawned area, ideal for enjoying the outdoors.

MUST BE VIEWED!





- End-Terrace House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Four-Piece Bathroom Suite
- Cellar
- On-Street Parking
- No Upward Chain
- Popular Location
- Must Be Viewed





GROUND FLOOR

Living Room

11'11" x 11'9" (3.65m x 3.59m)

The living room has laminate wood-effect flooring, a radiator, a dado rail, ceiling coving, a UPVC double-glazed window to the front elevation and a single UPVC door providing access into the accommodation.

Dining Room

14'11" x 12'0" (4.57m x 3.67m)

The dining room has laminate wood-effect flooring, carpeted stairs, a radiator, ceiling coving, access to the cellar, open access to the kitchen and a UPVC double-glazed window to the front elevation.

Kitchen

8'11" x 6'2" (2.73m x 1.90m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a drainer and a mixer tap, an integrated oven, gas ring hob & extractor fan, space and plumbing for a dishwasher, tiled walls, a radiator, laminate wood-effect flooring, two UPVC double-glazed windows to the rear and side elevation and a single UPVC door providing access to the lean to.

Lean To

8'11" x 4'7" (2.74m x 1.41m)

This space has tiled flooring, a polycarbonate roof, UPVC double-glazed window surround and a single UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

6'3" x 3'3" (1.93m x 1.01m)

The landing has carpeted flooring, an in-built storage cupboard and access to the first floor accommodation.

Master Bedroom

11'11" x 10'11" (3.64m x 3.35m)

The main bedroom has carpeted flooring, a radiator, ceiling coving, an in-built storage cupboard, fitted wardrobes and drawers and a UPVC double-glazed window to the front elevation.

Bedroom Three

8'2" x 5'1" (2.51m x 1.57m)

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

Bathroom

11'8" x 5'7" (3.56m x 1.72m)

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a panelled double-ended bath with central taps, a shower enclosure with a shower fixture, a heated towel rail, tiled walls and flooring, ceiling coving, recessed spotlights, an in-built storage cupboard and a UPVC double-glazed obscure window to the rear elevation.

SECOND FLOOR

Bedroom Two

11'11" x 9'8" (3.64m x 2.96m)

The second bedroom has carpeted flooring, a radiator, in-built storage cupboards, access to the loft and a Velux window.

BASEMENT

Cellar

12'3" x 11'11" (3.75m x 3.64m)

The cellar has courtesy lighting, power supply and ample storage space.

OUTSIDE

Front

To the front of the property is access to on-street parking, a pathway leading to the front door and brick-wall boundaries.

Rear

To the rear of the property is an enclosed garden with a lawn, a concrete pathway, a range of shrubs and fence panelling boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 4G & some coverage of 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 A

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.

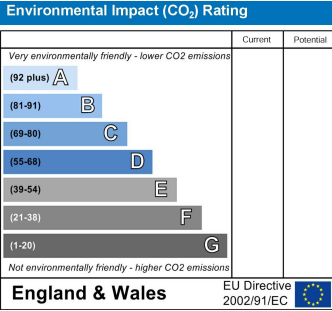
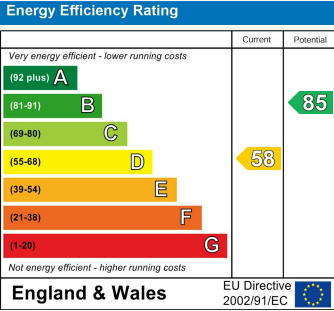
The vendor has advised the following:

Property Tenure is Freehold

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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.

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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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