

# HoldenCopley

PREPARE TO BE MOVED

James Street, Arnold, Nottinghamshire NG5 7BE

---

Guide Price £180,000 - £190,000

James Street, Arnold, Nottinghamshire NG5 7BE





GUIDE PRICE £180,000 - £190,000

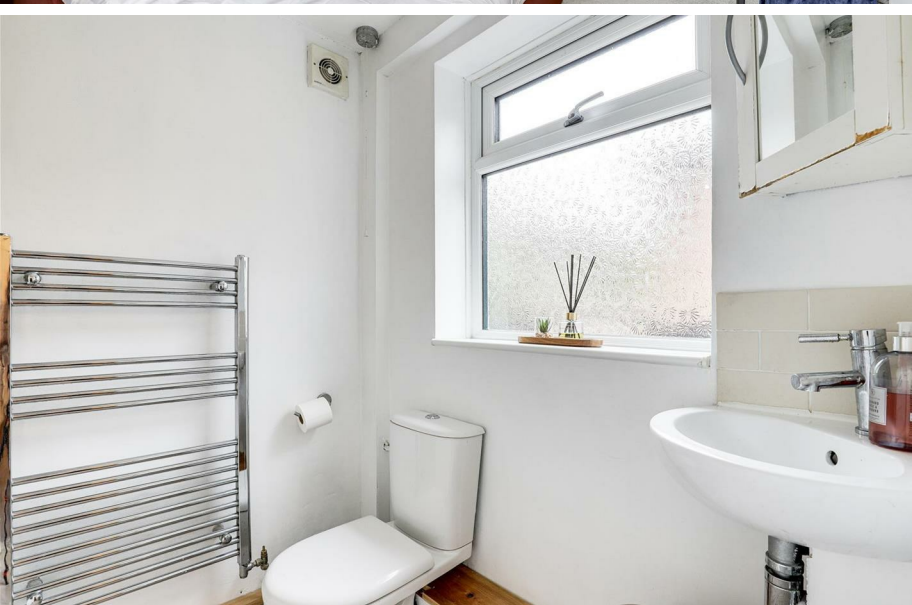
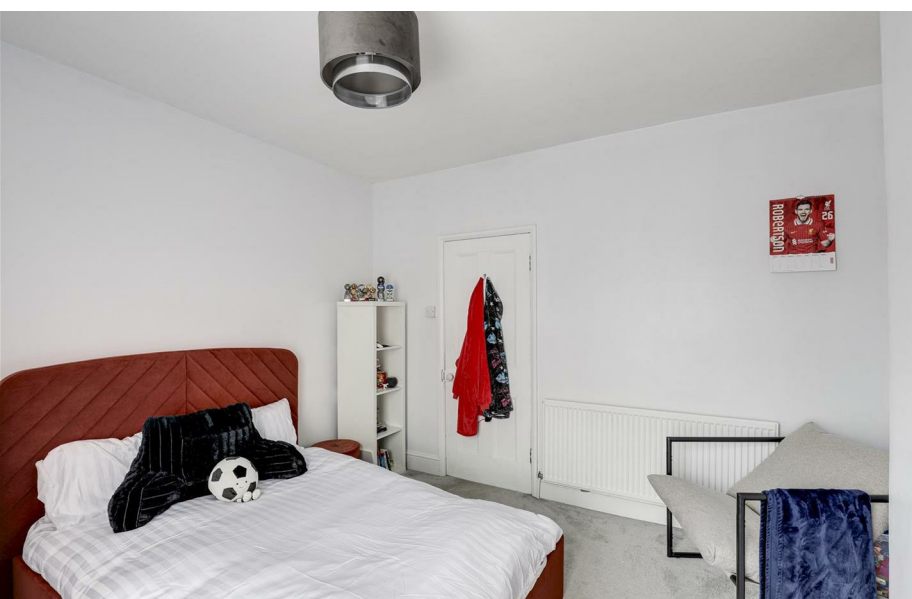
## LOCATION, LOCATION, LOCATION...

Step inside this charming mid-terrace home, ideally located in a sought-after area with excellent transport links, making it a superb option for a variety of buyers. The property is spread across three floors and offers a welcoming reception room featuring a recessed alcove with a charming fireplace. Adjacent is a spacious living room with an attractive wrought iron fireplace, creating a cosy yet elegant atmosphere. The modern fitted kitchen benefits from direct access to the lobby and lean-to, with the lobby providing entry to a three-piece bathroom suite. Additionally, the ground floor grants access to a useful cellar space. Upstairs, the first floor boasts two generous double bedrooms, with further double bedrooms located on the second floor, offering ample accommodation. Externally, the property benefits from direct kerbside access to the front. To the rear, there is a private enclosed garden featuring a patio area with courtesy lighting, a lawn, secure fenced and hedged boundaries, and gated access — ideal for outdoor enjoyment and entertaining.

MUST BE VIEWED







- Mid Terraced House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Cellar
- Three-Piece Bathroom Suite
- Enclosed Rear Garden
- Popular Location
- Excellent Transport Links
- Must Be Viewed











GROUND FLOOR

Reception room

11'11" x 11'10" (3.64m x 3.62m)

The reception room has a UPVC double glazed window to the front elevation, a radiator, a recessed chimney breast alcove with a log burner, recessed alcove shelving, coving to the ceiling, wood-effect flooring, and a UPVC door providing access into the accommodation.

Living Room

15'3" max x 11'11" (4.67m max x 3.64m)

The living room has a UPVC double-glazed window to the rear elevation, a wrought iron feature fireplace, a TV point, coving to the ceiling, wood-effect flooring, carpeted stairs, and access to the cellar.

Kitchen

12'2" max x 6'9" (3.71m max x 2.07m)

The kitchen has a range of fitted base and wall units with solid oak worktops, a composite sink with a swan-neck mixer tap and drainer, an integrated oven with ceramic hob and extractor fan, space for a fridge freezer, and space and plumbing for a dishwasher. Additional features include a radiator, tiled splashback and flooring, two UPVC double glazed windows to the side elevation, and access to the lobby

Lobby

5'2" x 2'10" (1.60m x 0.88m)

The lobby has tiled flooring, a built-in cupboard, and a UPVC door providing access to the lean-to

Lean To

10'1" x 3'5" (3.09m x 1.05m)

The lean-to has tiled flooring, a radiator, space and plumbing for a washing machine, space for a tumble dryer, a UPVC double-glazed window surround, and a door leading to the rear garden

Bathroom

6'8" x 5'4" (2.05m x 1.63m)

The bathroom has a UPVC double-glazed obscure window to the rear elevation, a low-level flush W/C, a wall-mounted wash basin, a panelled bath with a wall-mounted shower fixture and shower screen, a chrome heated towel rail, partially tiled walls, and vinyl flooring.

BASEMENT

Cellar

15'1" max x 11'11" (4.62m max x 3.65m)

The cellar has lighting, electrics, and ample storage.

FIRST FLOOR

Landing

2'11" x 2'9" (0.89m x 0.86m)

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

Bedroom Two

11'11" x 11'10" (3.64m x 3.62m)

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

Bedroom Three

11'11" max x 11'10" (3.64m max x 3.62m)

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

SECOND FLOOR

Bedroom One

15'4" into window x 11'9" max (4.68m into window x 3.60m max)

The first bedroom has a UPVC double-glazed window to the rear elevation, a radiator, various eaves storage areas, and wood-effect flooring

OUTSIDE

Front

To the front of the property has direct kerb access.

Rear

To the rear of the property is an enclosed garden featuring a patio area, courtesy lighting, a lawn, fenced and hedged boundaries, and gated access.

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 - Some coverage of 3G & 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.

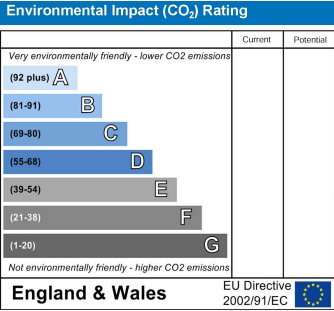
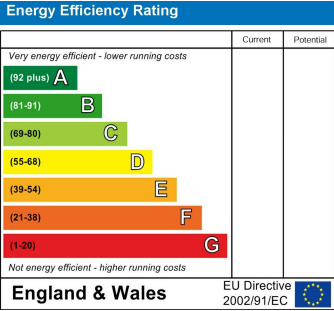
The vendor has advised the following:

Property Tenure is Freehold

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.



James Street, Arnold, Nottinghamshire NG5 7BE

**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.