

HoldenCopley

PREPARE TO BE MOVED

Acton Road, Arnold, Nottinghamshire NG5 7AD

Guide Price £190,000 - £200,000

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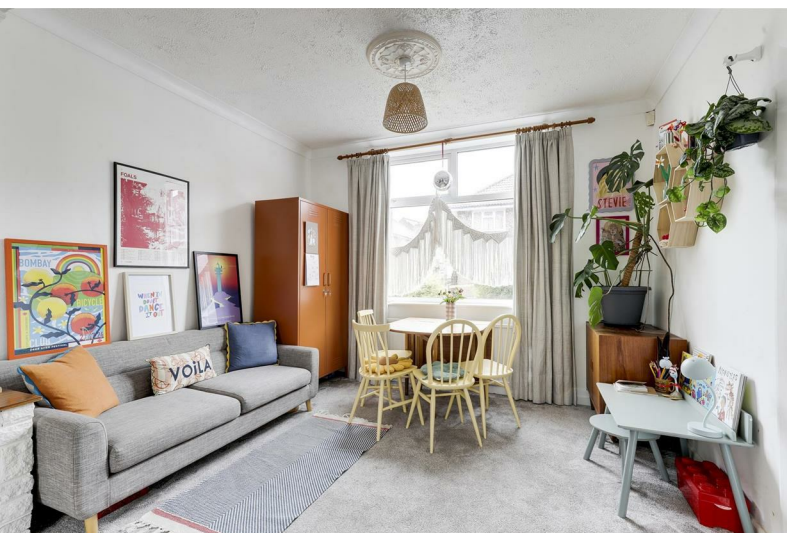


GUIDE PRICE £190,000 - £200,000

IDEAL FOR FIRST-TIME BUYERS...

Perfectly suited for first-time buyers, this three-bedroom semi-detached house offers comfort, convenience, and a prime location. Nestled in a popular and well-established area, the property is within easy walking distance to Arnold town centre, where a wealth of local amenities await, including shops, reputable schools, parks, cafes, bars, and excellent transport links. Upon entering the home, you're welcomed by an entrance hall leading into a generously sized reception room. This versatile living space is ideal for both relaxing evenings and entertaining guests, with room for a dining area. The adjoining fitted kitchen caters to your culinary needs, while the additional lean-to offers flexible use, perfect as a utility space, home office, or extra storage. Upstairs, the property comprises two spacious double bedrooms, a comfortable single bedroom, and a stylish, contemporary bathroom. Externally, the home features convenient on-street parking at the front. The rear of the property boasts a fully enclosed garden, complete with a patio seating area, a well-maintained lawn, and a variety of mature plants and shrubs, providing an ideal space to enjoy the outdoors.

MUST BE VIEWED!





- Semi-Detached house
- Three Bedrooms
- Spacious Reception Room
- Fitted Kitchen
- Stylish Bathroom
- On-Street Parking
- Enclosed Rear Garden
- Ideal For First-Time Buyers
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

12*10" x 6*3" (3.93 x 1.91)

The entrance hall has laminate wood-effect flooring, carpeted stairs, a radiator, ceiling coving and a single UPVC door providing access into the accommodation.

Lounge-Diner

22*0" x 11*2" (6.72 x 3.42)

The lounge diner has carpeted flooring, two radiators, ceiling coving, ceiling coving, two ceiling roses, a recessed chimney breast alcove with a brick surround, two UPVC double-glazed windows to the front and rear elevation.

Kitchen

8*11" x 6*3" (2.73 x 1.93)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and a mixer tap, an integrated oven, hob, space and plumbing for a washing machine, partially tiled walls, a radiator, ceiling coving, vinyl flooring, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access to the lean-to.

Lean-To

18*6" x 6*9" (5.64 x 2.06)

This space has wood-effect flooring, a radiator, a polycarbonate roof, single-glazed windos surround, and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

6*2" x 3*4" (1.89 x 1.03)

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

Master Bedroom

12*10" x 11*2" (3.92 x 3.42)

The main bedroom has exposed wooden flooring, a radiator, ceiling coving, an in-built wardrobes and a UPVC double-glazed window to the rear elevation.

Bedroom Two

11*2" x 8*11" (3.42 x 2.72)

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

Bedroom Three

6*3" x 6*0" (1.91 x 1.85)

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

Bathroom

8*10" x 6*3" (2.70 x 1.92)

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a panelled bath with an overhead rainfall fall shower fixture, a heated towel rail, partially tiled walls, a ceiling coving, 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 access to on-street parking, courtesy lighting, gated access to the rear garden, a gravelled garden with a range of shrubs and brick-wall boundaries.

Rear

To the rear of the property is an enclosed garden with a concrete patio area, a lawn with a gravel border, a greenhouse, a range of plants and 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 – 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

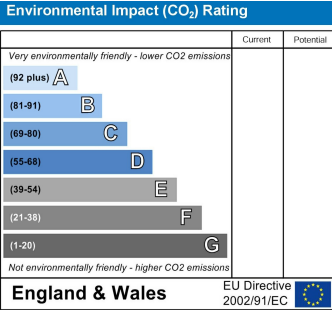
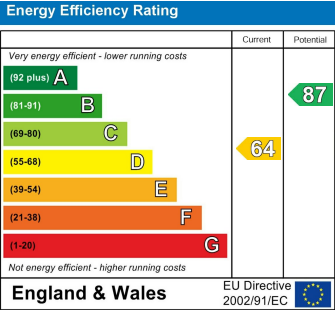
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

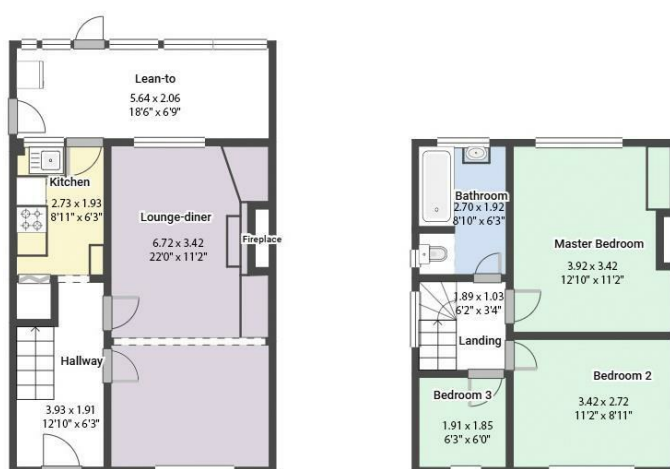
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to 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.



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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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