

# HoldenCopley

PREPARE TO BE MOVED

Needham Road, Arnold, Nottinghamshire NG5 7FF

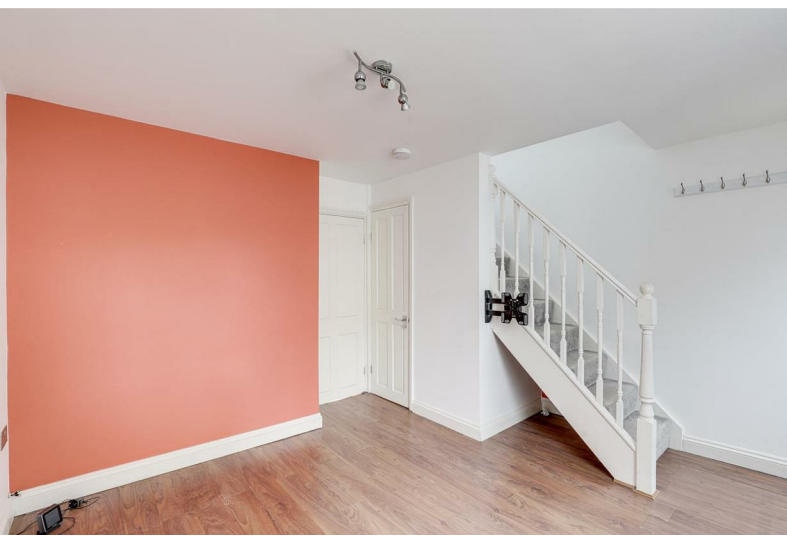
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£200,000

## NO UPWARD CHAIN...

Offered to the market with no upward chain, this two bedroom detached house set in the popular location of Arnold, is an ideal purchase for a range of buyers including new families, first time buyers and investors. This property enjoys close proximity to the Arnold High Street, where a range of amenities, shops, and eateries await, as well as excellent commuting links and access to well-regarded school catchments. Internally, the ground floor comprises a bright and airy living room, an under the stairs ground floor W/C, and a fitted kitchen with space for a dining table and access to the rear garden. The first floor is home to the two bedrooms, the double master bedroom, and a second single bedroom, ideal to be a children's room, home office, or dressing room. A three piece family bathroom suite completes the property. Externally, the front of the property offers gravelled off-street parking, whilst the rear of the property has an enclosed garden with a lawn and a decked seating area, perfect for enjoying the outdoors during warmer months.

MUST BE VIEWED





- Detached House
- Two Bedrooms
- Bright Living Room
- Fitted Kitchen
- Ground Floor W/C
- Three Piece Bathroom Suite
- Off-Street Parking
- Convenient Location
- No Upward Chain
- Must Be Viewed

GROUND FLOOR

**Living Room**  
12'3" max x 12'2" (3,74m max x 3,71m)  
The living room has wood-effect flooring, carpeted stairs, a radiator, a UPVC double-glazed window to the front elevation, and a single UPVC door providing access into the accommodation.

**W/C**  
4'2" x 2'8" (1,28m x 0,83m)  
This space has a low level dual flush W/C, a pedestal wash basin with a tiled splashback, wood-effect flooring, an extractor fan, and a singular recessed spotlight.

**Kitchen**  
12'1" max x 9'3" (3,69m max x 2,82m)  
The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a mixer tap and a drainer, an integrated oven and a gas hob with a tiled splashback and stainless steel extractor fan, space and plumbing for a washing machine and dishwasher, space for a fridge freezer, a wall-mounted Worcester combi boiler, tiled flooring, a radiator, space for a dining table, two UPVC double-glazed windows to the rear elevation, and a single UPVC door leading out to the rear garden.

FIRST FLOOR

**Landing**  
6'0" x 3'1" (1,83m x 0,96m)  
The landing has carpeted flooring, a UPVC double-glazed obscure window to the side elevation, access to the loft, and provides access to the first floor accommodation.

**Master Bedroom**  
12'1" max x 10'9" (3,70m max x 3,30m)  
The main bedroom has wood-effect flooring, a radiator, recessed spotlights, and two UPVC double-glazed windows to the front elevation.

**Bedroom Two**  
9'4" x 5'8" (2,85m x 1,75m)  
The second bedroom has wood-effect flooring, a radiator, recessed spotlights, and a UPVC double-glazed window to the rear elevation.

**Bathroom**  
5'11" x 5'6" (1,82m x 1,68m)  
The bathroom has a low level dual flush W/C, a pedestal wash basin with a mixer tap, a panelled bath with a wall-mounted handheld shower fixture and a glass shower screen, tiled flooring, partially tiled walls, a chrome heated towel rail, an extractor fan, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

**Front**  
To the front of the property is a gravelled driveway providing off-street parking, and brick wall boundaries.

**Rear**  
To the rear of the property is an enclosed garden with a decked seating area, a lawn, gated access, and fence panelled boundaries.

**ADDITIONAL INFORMATION**  
Electricity – Mains Supply  
Water – Mains Supply  
Heating – Gas Heating – Connected to Mains Supply  
Septic Tank – No  
Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)  
Phone Signal – Some 5G and all 4G  
Sewage – Mains Supply  
Flood Risk – No flooding in the past 5 years  
Very low risk of flooding  
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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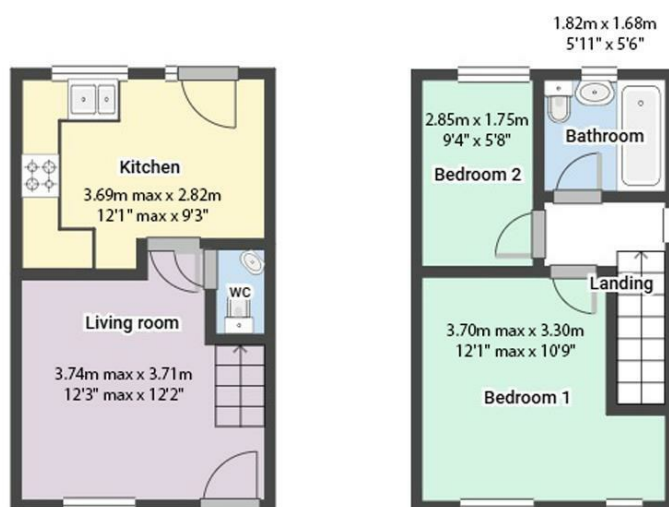
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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