

HoldenCopley

PREPARE TO BE MOVED

Ulgham Close, Arnold, Nottinghamshire NG5 8UF

£153,333

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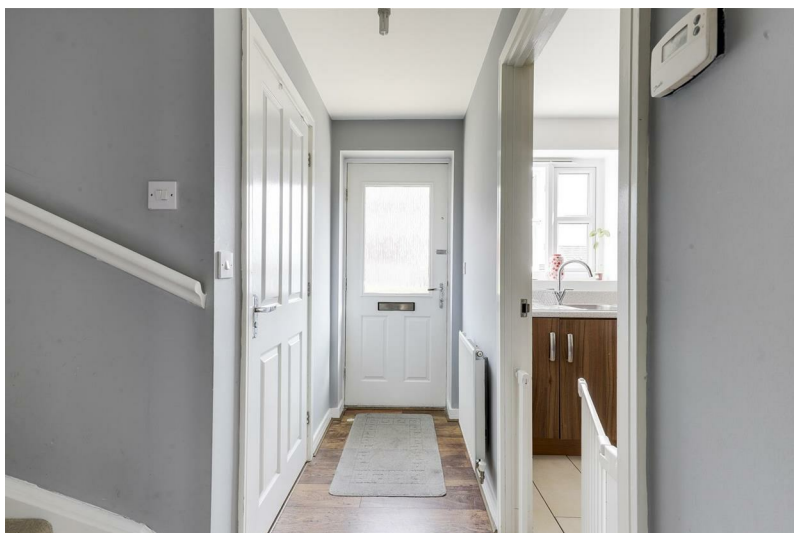
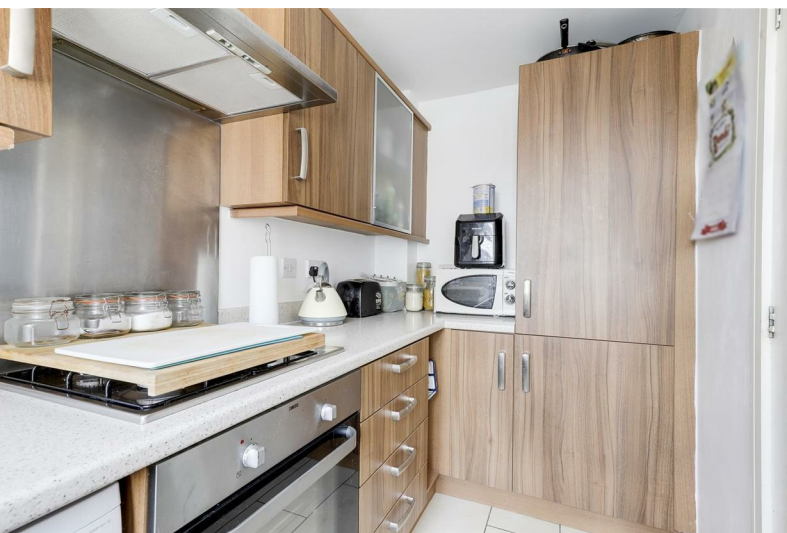


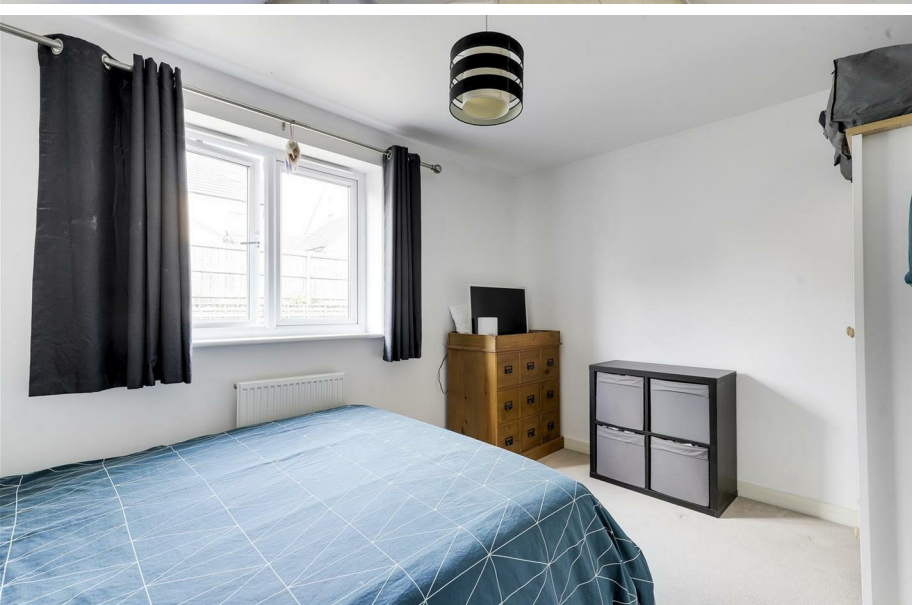
70% MARKET VALUE

PERFECT FIRST TIME BUY...

This two-bedroom end-terrace house is an ideal choice for first-time buyers, offering spacious and well-maintained accommodation throughout. Conveniently located close to a range of local amenities including shops, restaurants, and excellent transport links to Nottingham City Centre. This home combines comfort with convenience. The ground floor features a generous lounge/diner, a sleek modern kitchen, and a convenient WC. Upstairs, there are two double bedrooms and a stylish three-piece bathroom suite. Externally, the property benefits from a front driveway providing off-road parking, while the rear boasts a private, enclosed garden with a well-kept lawn perfect for relaxing or entertaining.

MUST BE VIEWED





- Mid Terraced House
- Two Double Bedrooms
- Fitted Kitchen
- Spacious Living Room
- Three-Piece Bathroom Suite & Ground Floor W/C
- Enclosed Rear Garden
- Off Street Parking
- 70% Market Value
- Popular Location
- Must Be Viewed





GROUND FLOOR

Hallway

8'10" x 3'2" (2.71 x 0.99)

The hallway has wood flooring, carpeted stairs, a radiator, and a composite door providing access into the accommodation.

W/C

5'4" x 3'2" (1.65 x 0.97)

This space has a UPVC double glazed window to the front elevation, a low level flush W/C, a pedestal wash basin with a tiled splash back, a radiator, and tiled flooring.

Kitchen

10'9" x 5'2" (3.28 x 1.60)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven, gas ring hob and extractor fan, an integrated fridge freezer, space and plumbing for a washing machine, tiled flooring, and a UPVC double glazed window to the front elevation.

Living Room

15'9" x 12'4" (4.82 x 3.78)

The living room has tiled flooring, a TV point, a radiator, an understairs cupboard, an double French doors opening out to the rear garden.

FIRST FLOOR

Landing

6'5" x 2'11" (1.98 x 0.90)

The landing has carpeted flooring, a radiator, access into the loft., and access to the first floor accommodation.

Master Bedroom

12'4" x 9'3" (3.77 x 2.82)

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

Bedroom Two

12'5" x 8'8" (3.79 x 2.65)

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

Bathroom

6'5" x 5'5" (1.98 x 1.67)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted shower fixture and shower screen, a radiator, partially tiled walls, and tiled flooring.
Is

OUTSIDE

Front

To the front of the property is a gravelled driveway.

Rear

To the rear of the property is an enclosed low maintenance garden with a patio area, gravelled areas, and a fence panelled boundary.

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 G
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.

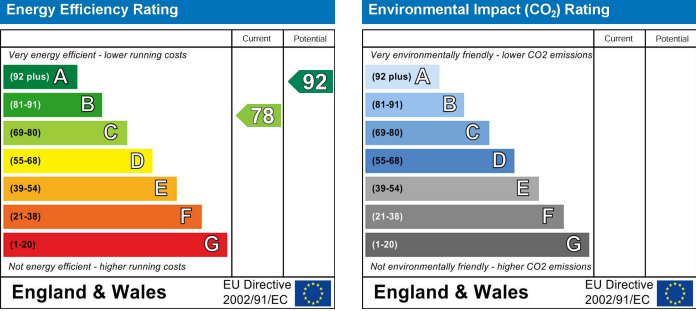
The vendor has advised the following:
Property Tenure is Freehold

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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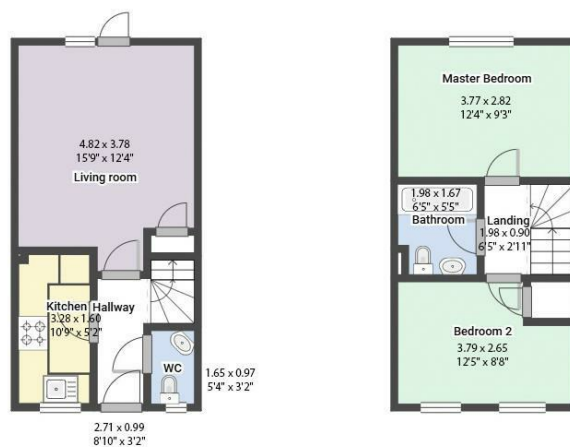
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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