

HoldenCopley

PREPARE TO BE MOVED

Acton Road, Arnold, Nottinghamshire NG5 7AD

Guide Price £190,000 - £200,000

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CASH BUYERS ONLY...

This well-presented two-bedroom mid-terrace house offers a fantastic opportunity for first-time buyers or those looking to downsize, with accommodation ready for you to move straight in. Located in the popular area of Arnold, the property is within close proximity to a wide range of local amenities including well-regarded schools, supermarkets, shops, and eateries, as well as excellent transport links into Nottingham City Centre and surrounding areas. The ground floor comprises a porch leading into the entrance hall, a spacious living room, and a fitted kitchen diner with ample storage and French doors opening out to the rear garden—perfect for indoor-outdoor living. Upstairs, the first floor hosts two generously sized double bedrooms, a contemporary three-piece bathroom suite, and access to a boarded loft, offering useful additional storage space. Outside, there is on-street parking to the front, and to the rear, a private low-maintenance garden featuring paved areas and slate chippings—ideal for relaxing or entertaining with minimal upkeep. This property is a must-see for anyone seeking a comfortable home in a convenient location.

MUST BE VIEWED





- Mid-Terrace House
- Two Double Bedrooms
- Spacious Reception Room
- Well Appointed Fitted Kitchen
- Three Piece Bathroom Suite
- Private Low Maintenance Rear Garden
- Well Presented Throughout
- Popular Location
- No Upward Chain
- Cash Buyers Only





GROUND FLOOR

Porch

4'4" x 2'4" (1.34m x 0.73m)
The porch has UPVC double-glazed windows to the front and side elevation, tiled flooring, a polycarbonate roof and a single UPVC door.

Entrance Hall

3'4" x 3'4" (1.02m x 1.02m)
The entrance hall has carpeted flooring and stairs, a radiator and a single UPVC door providing access into the accommodation.

Living Room

12'0" x 12'5" (3.67m x 3.81m)
The living room has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator, a built-in cupboard, a feature fireplace with a decorative surround and a picture rail.

Kitchen

15'2" x 8'7" (4.64m x 2.63m)
The kitchen has a range of fitted base and wall units with worktops, space for a freestanding cooker, space and plumbing for a washing machine, space for an American style fridge-freezer, space for a dining table, a stainless steel sink and a half with a drainer, tiled flooring, a radiator, partially tiled walls, a UPVC double-glazed window to the rear elevation and double French doors providing access out to the garden.

FIRST FLOOR

Landing

6'1" x 2'10" (1.87m x 0.88m)
The landing has carpeted flooring, access into the boarded loft via a drop-down ladder and provides access to the first floor accommodation.

Master Bedroom

12'1" x 11'0" (3.69m x 3.36m)
The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, an original fireplace, a built-in cupboard and a picture rail.

Bedroom Two

10'4" x 8'9" (3.15m x 2.69m)
The second bedroom has a UPVC double-glazed window to the rear elevation, wood-effect flooring, a radiator and a picture rail.

Bathroom

7'1" x 6'2" (2.18m x 1.88m)
The bathroom has a low level flush W/C, a vanity style wash basin, a corner fitted shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, wood-effect flooring, partially tiled walls, waterproof wall panels, a chrome heated towel rail and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front is on street parking, a garden with a mature tree and a single wooden gate providing access.

Rear

To the rear is a private garden with a paved patio, slate chippings, mature shrubs and a single wooden gate.

ADDITIONAL INFORMATION

Electricity – Mains Supply
Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 1000 Mbps (Highest available upload speed)
Phone Signal – All 4G & 5G & some 3G available
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 – Yes, spray foam insulation in the loft

DISCLAIMER

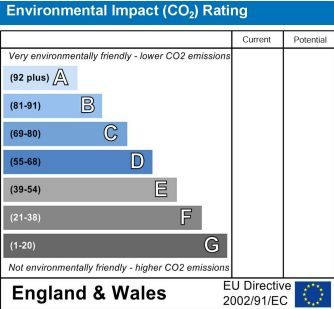
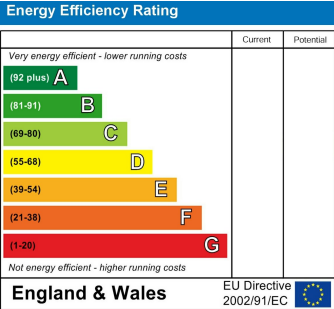
Council Tax Band Rating - Gedling Borough Council - Band A
This information was obtained through the directgov website.
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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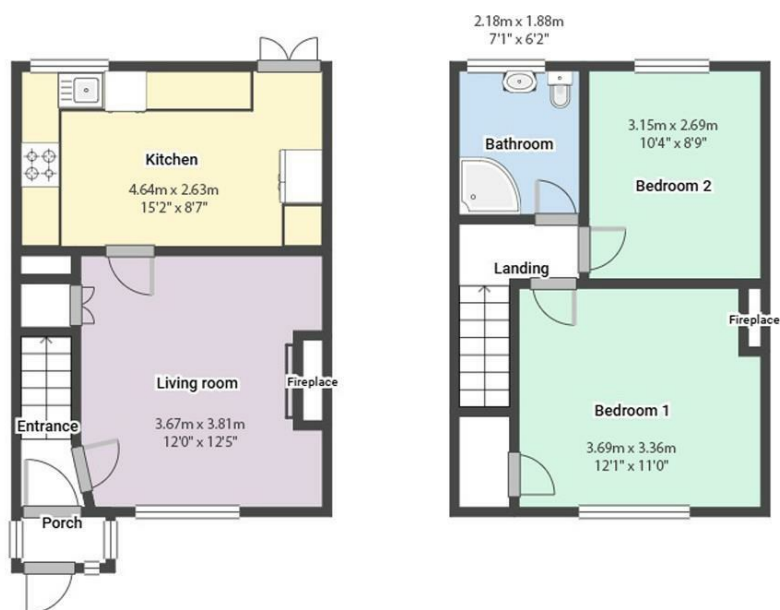
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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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0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

info@holdencopley.co.uk

www.holdencopley.co.uk

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