

HoldenCopley

PREPARE TO BE MOVED

Galway Road, Arnold, Nottinghamshire NG5 7AY

Guide Price £220,000

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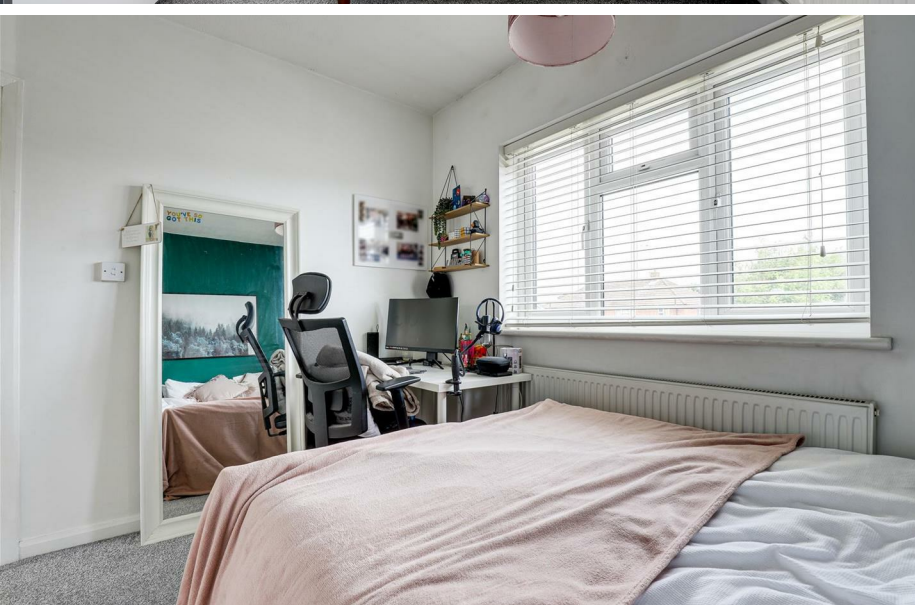
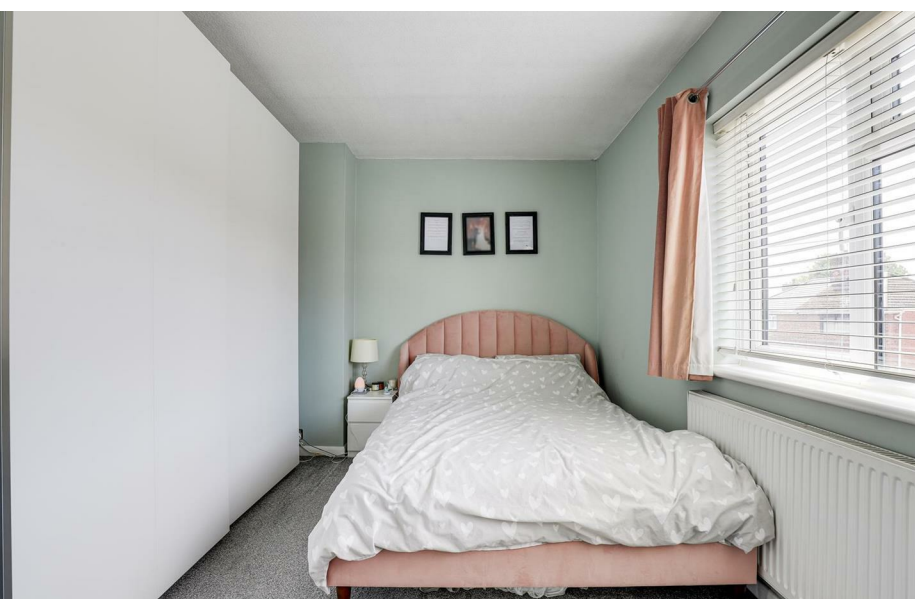
GUIDE PRICE £220,000 - £240,000

GREAT FIRST TIME BUY...

An excellent opportunity to acquire this three-bedroom semi-detached home, perfectly suited to first-time buyers or growing families looking for a well-presented property in a popular location. Inside, the entrance hall leads to a cosy living room, ideal for relaxing evenings, and a spacious dining room that provides ample space for family meals and entertaining. The modern fitted kitchen is both stylish and practical, featuring generous storage. Completing the ground floor is a four-piece bathroom suite designed for comfort and convenience. Upstairs, two double bedrooms accompany a comfortable single room, perfect for a nursery, home office, or guest bedroom. Externally, the property benefits from off-street parking via a driveway. The enclosed rear garden is a standout feature, offering a paved patio area, a well-maintained lawn, and stepping stones that lead to a decked seating area, ideal for outdoor dining and summer gatherings. Situated in a popular and convenient area, this home is close to Arnold Town Centre with its array of shops, cafes, restaurants, and bars. It also falls within an excellent school catchment and offers superb transport links, with quick access to the A60 for easy commuting.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Two Spacious Reception Rooms
- Modern Fitted Kitchen
- Four-Piece Bathroom Suite
- Good-Sized Enclosed Rear Garden
- Driveway
- Popular Location
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Entrance Hall

5'10" x 12'4" (max) (1.78m x 3.76m (max))

The entrance hall has carpeted flooring, a radiator, a wall-mounted Nest thermostat, a built-in cupboard, a UPVC double-glazed obscure window to the front elevation, and a single composite door providing access into the accommodation.

Living Room

11'9" x 11'4" (3.58m x 3.45m)

The living room has wood-effect flooring, a recessed chimney breast, a radiator, and a UPVC double-glazed window to the front elevation.

Dining Room

9'5" x 11'3" (2.87m x 3.43m)

The dining room has wood-effect flooring, a radiator, and a UPVC double-glazed window to the rear elevation.

Kitchen

6'11" x 12'2" (2.11m x 3.71m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven with a gas hob, a tiled splashback, space and plumbing for a washing machine, space for a fridge freezer, a radiator, wood-effect flooring, a UPVC double-glazed window to the front elevation, and a UPVC door opening out onto the rear garden.

Bathroom

5'10" x 9'6" (1.78m x 2.90m)

The bathroom has a low-level dual flush W/C, a pedestal wash basin, a sliding door walk-in enclosure with a mains-fed rainfall shower and handheld shower head, a panelled bath, a chrome heated towel rail, an extractor fan, partially tiled walls, wood-effect flooring, and a UPVC double-glazed window to the side elevation.

FIRST FLOOR

Landing

4'10" x 2'9" (1.49m x 0.84m)

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

Master Bedroom

14'8" x 9'9" (4.47m x 2.97m)

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

Bedroom Two

9'6" x 10'5" (2.90m x 3.18m)

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

Bedroom Three

6'11" x 7'10" (2.11m x 2.39m)

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

OUTSIDE

Front

To the front of the property is a driveway for off-street parking, gated access to the rear garden, courtyard lighting, and fence panelled boundaries.

Rear

To the rear of the property is an enclosed garden featuring a patio area, a well-maintained lawn, stepping stones leading to a decked seating area, a planter, and fence panelled boudaries.

ADDITIONAL INFORMATION

Broadband Networks - Openreach, Virgin Media
Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
Phone Signal – Good 4G/5G Coverage
Electricity – Mains Supply

Water – Mains Supply
Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years+
Flood Risk Area - Very Low
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

DISCLAIMER

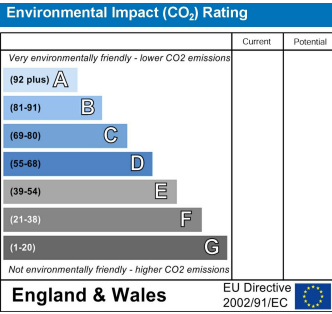
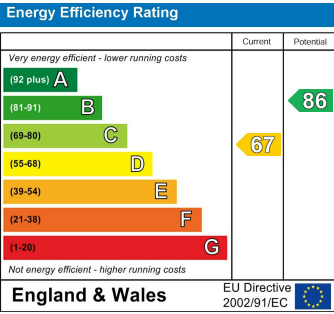
Council Tax Band Rating - Gedling Borough Council - Band A
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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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 licence 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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