

HoldenCopley

PREPARE TO BE MOVED

Coppice Road, Arnold, Nottinghamshire NG5 7GR

Guide Price £185,000

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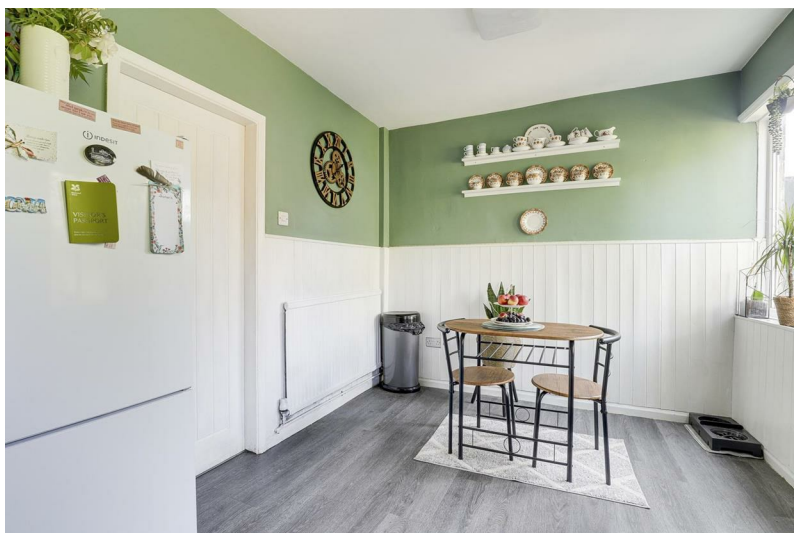


GUIDE PRICE - £185,000 - £195,000

LOCATION, LOCATION, LOCATION...

This well-presented two-bedroom end-terraced home is ideal for first-time buyers looking to take their first step onto the property ladder. Situated in a popular and convenient location, the property offers excellent access to local shops, schools, transport links and other amenities. The accommodation comprises an entrance hall, a generous living room and a fitted kitchen with direct access to the rear garden. Upstairs, there are two double bedrooms, with the main bedroom benefitting from a separate dressing room, along with a modern three-piece bathroom suite. Outside, the front of the property features a lawned garden with established shrubs and a pathway leading to gated access at the rear. The rear garden offers a private and enclosed space with a decked seating area, lawn, mature planting and a useful garden room – ideal for a home office, hobby space or additional storage.

MUST BE VIEWED





- End Terraced House
- Two Double Bedrooms
- Living Room
- Fitted Kitchen/Diner
- Three-Piece Bathroom Suite
- Enclosed Rear Garden
- Garden Room
- Popular Location
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Entrance Hall

4'2" x 2'7" (1.28m x 0.81m)

The entrance hall has wood-effect flooring, carpeted stairs, a fitted storage unit, and a composite door leading into the accommodation

Living Room

15'2" x 10'9" (4.64m x 3.29m)

The living room has a UPVC double-glazed window at the front, a TV point, a built-in cupboard, ceiling coving, and wood-effect flooring

Kitchen/Diner

14'1" x 8'11" (4.30m x 2.74m)

The kitchen diner is fitted with a range of base and wall units, complete with worktops and a stainless steel sink and a half, featuring a swan neck mixer tap and drainer. There's an integrated oven, ceramic hob with extractor fan, and space for a fridge freezer. It also has plumbing and space for a washing machine, along with room for a dining table. Additional features include a radiator, vinyl flooring, two UPVC double glazed windows overlooking the rear, and a UPVC door leading out to the garden

FIRST FLOOR

Landing

3'2" x 2'10" (0.99m x 0.88m)

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

Bedroom One

12'1" x 8'10" (3.70m x 2.70m)

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, carpeted flooring, and access to the dressing room

Dressing Area

4'8" x 2'9" (1.43m x 0.85m)

The dressing area has carpeted flooring.

Bedroom Two

12'4" max x 7'6" (3.78m max x 2.31m)

The second bedroom has a UPVC double glazed window overlooking the rear, a radiator, coving to the ceiling, a built-in cupboard, and carpeted flooring

Bathroom

8'11" x 5'11" (2.72m x 1.81m)

The bathroom has a UPVC double glazed obscure window to the rear, a low level flush W/C, pedestal wash basin, and

a panelled bath with handheld shower attachment. There's also a heated towel rail, full height tiling throughout, and vinyl flooring

OUTSIDE

Front

To the front of the property is a lawn, planted shrubs and bushes, and gated access to the rear garden.

Rear

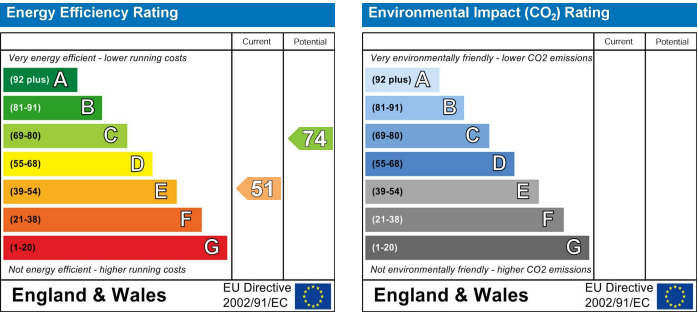
To the rear of the property, there's a private garden featuring a decked seating area, a lawn, a variety of plants and shrubs, an outside tap, hedge and fence panel boundaries, and access to a versatile garden room.

Garden Room

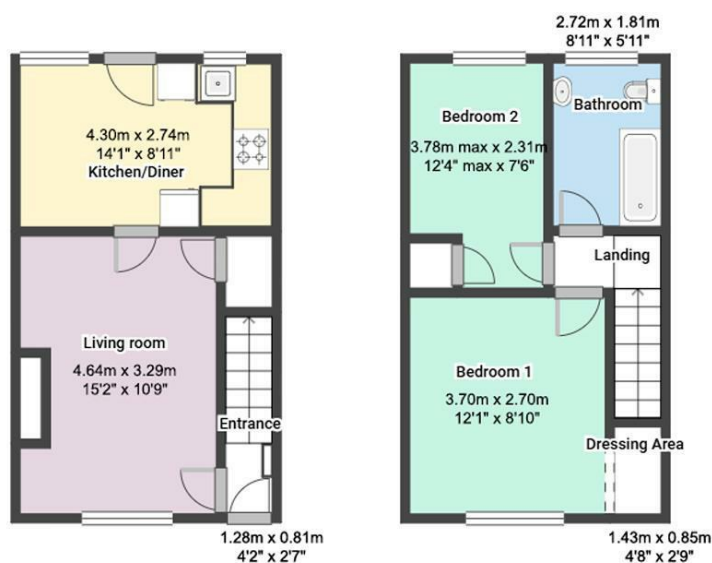
The garden room is split into two sections, has two windows, recessed spotlights, electrics, security lighting, wood-effect flooring, an outside electrical socket, and double French doors that open directly onto the garden

ADDITIONAL INFORMATION

DISCLAIMER



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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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