

HoldenCopley

PREPARE TO BE MOVED

Coppice Road, Arnold, Nottinghamshire NG5 7GR

Guide Price £180,000

Coppice Road, Arnold, Nottinghamshire NG5 7GR



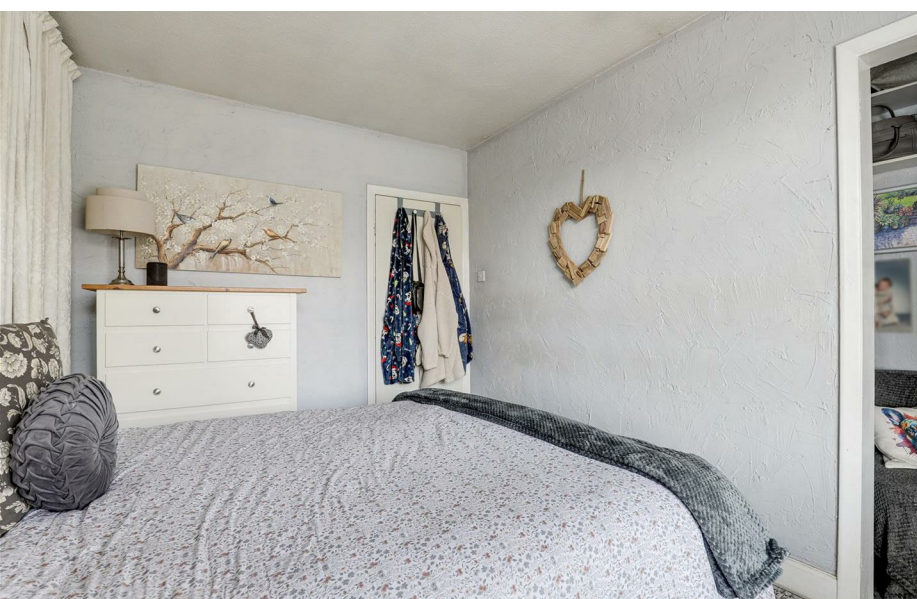
GUIDE PRICE - £180,000 - £190,000

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

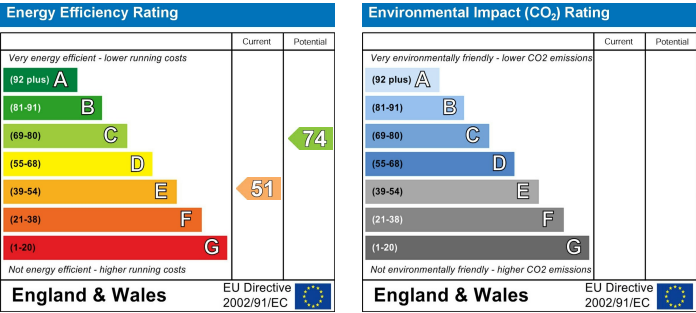
To the rear of the property, there's a private garden featuring a decked seating area, a lawn, a variety of plants and shrubs, an outside tap, hedge and fence panel boundaries, and access to a versatile garden room.

Garden Room

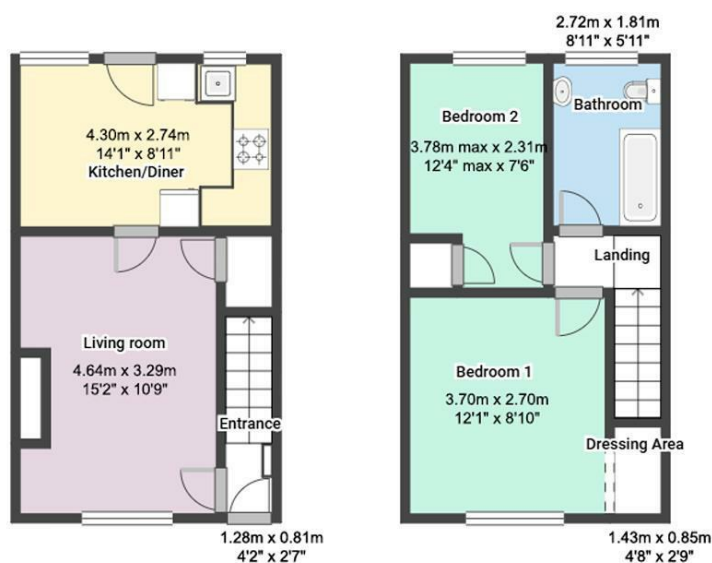
The garden room is split into two sections, has two windows, recessed spotlights, electrics, security lighting, wood-effect flooring, an outside electrical socket, and double French doors that open directly onto the garden

ADDITIONAL INFORMATION

DISCLAIMER



Coppice Road, Arnold, Nottinghamshire NG5 7GR



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.
© HoldenCopley

0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

info@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.