

HoldenCopley

PREPARE TO BE MOVED

Worrall Avenue, Arnold, Nottinghamshire NG5 7GP

Guide Price £260,000 - £300,000

Worrall Avenue, Arnold, Nottinghamshire NG5 7GP



GUIDE PRICE £260,000 - £280,000

NO UPWARD CHAIN AND PLENTY OF POTENTIAL...

This five-bedroom end-terraced house is coming to the market with no upward chain, making it a fantastic opportunity for a range of buyers. Boasting generous accommodation throughout, this property is bursting with potential for you to update and style to your own taste. To the ground floor, you are welcomed by an entrance hall leading to a bay-fronted living room, a cosy sitting room, a separate dining room, a fitted kitchen, a utility room, and a convenient ground floor W/C. The first floor offers five well-proportioned bedrooms, with two benefiting from their own en-suites, alongside a three-piece family bathroom suite. There is also a generous loft space, perfect for storage or offering potential to convert subject to planning permission. Outside, the front of the property benefits from a driveway providing off-street parking for multiple vehicles. To the rear, you'll find a south-facing garden featuring a patio area, steps down to a lawn, a decked area, blue slate chipping borders, established shrubs, mature trees, and brick wall boundaries – perfect for enjoying the summer months. Situated in a popular residential location, the property is close to Arnold Town Centre, which offers a variety of shops, restaurants, and cafés. It is also within good school catchment and boasts excellent transport links into Nottingham City Centre.

MUST BE VIEWED





- End-Terraced House
- Five Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Utility Room
- Three-Piece Bathroom Suite
- Ground Floor W/C & En-Suites
- Driveway
- South-Facing Rear Garden
- No Upward Chain





GROUND FLOOR

Entrance Hall

4*8" x 6*11" (1.42m x 2.11m)
The entrance hall has tiled flooring, carpeted stairs, a radiator, and a UPVC door providing access into the accommodation.

W/C

5*8" x 3*0" (1.73m x 0.92m)
This space has a low level dual flush W/C, a wall-mounted wash basin, an extractor fan, and floor-to-ceiling tiling.

Living Room

12*9" x 14*11" (into bay) (3.89m x 4.55m (into bay))
The living room has carpeted flooring, a fireplace set in an hearth and decorative surround, a radiator, and a UPVC double-glazed bay window to the front elevation.

Dining Room

8*9" x 7*1" (2.67m x 2.16m)
The dining room has laminate flooring, a radiator, a double French doors opening out on to the rear garden.

Kitchen

8*5" x 10*9" (2.57m x 3.28m)
The kitchen has a range of fitted base and wall units with worktops, a ceramic sink and a half with a swan neck mixer tap, an integrated oven with a ceramic hob and extractor fan, a splashback, space and plumbing for a dishwasher, tile flooring, recessed spotlights, and UPVC double-glazed windows to the rear elevation.

Utility Room

11*1" x 4*0" (3.64m x 1.23m)
The utility room has fitted base units with worktops, a tiled splashback, a stainless steel sink and a half with a swan neck mixer tap, a wall-mounted boiler, tile flooring, and a UPVC door providing access to the rear garden.

Sitting Room

15*1" x 8*4" (4.60m x 2.54m)
The sitting room has laminate flooring, a radiator, and a UPVC double-glazed window to the front elevation.

FIRST FLOOR

Landing

2*9" x 13*6" (0.84m x 4.14m)
The landing has carpeted flooring, a radiator, and provides access to the first floor accommodation.

Master Bedroom

13*0" x 8*11" (3.96m x 2.72m)
The main bedroom has laminate flooring, a radiator, and a UPVC double-glazed window to the front elevation.

En Suite

3*2" x 6*3" (0.99m x 1.91m)
The en-suite has a shower enclosure with a wall-mounted electric shower and handheld shower head, a vanity storage unit with a wash basin, floor-to-ceiling tiling, and recessed spotlights.

Bedroom Two

6*5" x 11*11" (1.96m x 3.63m)
The second bedroom has laminate flooring, a radiator, and a UPVC double-glazed window to the front elevation.

En Suite

6*6" x 3*4" (2.00m x 1.03m)
The en-suite has a shower enclosure with a wall-mounted electric shower and handheld shower head, pedestal wash basin, tiled walls, and laminate flooring.

Bedroom Three

8*1" x 9*2" (2.46m x 2.79m)
The third bedroom has laminate flooring, a radiator, and a UPVC double-glazed window to the rear elevation.

Bedroom Four

12*0" x 6*0" (3.66m x 1.83m)
The fourth bedroom has laminate flooring, a radiator, and a UPVC double-glazed window to the rear elevation.

Bedroom Five

5*11" x 9*11" (1.80m x 3.02m)
The fifth bedroom has carpeted flooring, a radiator, and a UPVC double-glazed window to the rear elevation.

Bathroom

7*8" x 6*1" (2.34m x 1.86m)
The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a mains fed shower and handheld shower head, an extractor fan, partially tiled walls, recessed spotlights, laminate flooring, and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front of the property is a driveway for off-street parking and brick wall boundaries.

Rear

To the rear of the property is a south-facing garden featuring a patio area and steps leading down to a natural lawn, a decked area, a blue slate chipping border, various shrubs and mature trees, and brick wall boudaires.

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

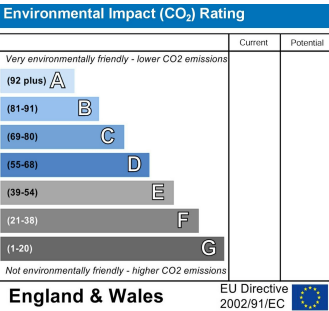
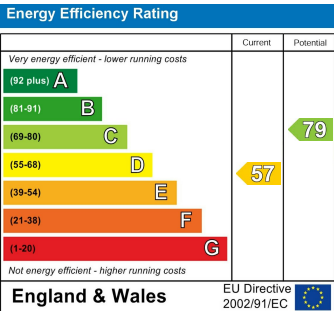
DISCLAIMER

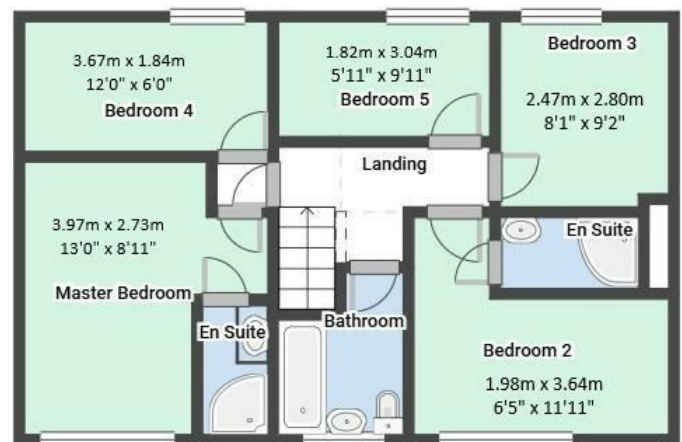
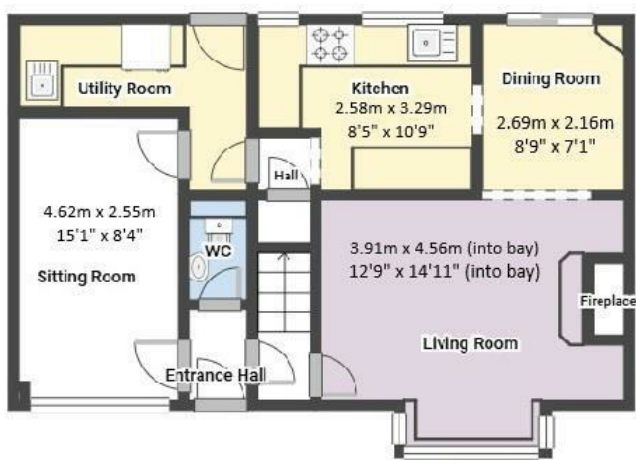
Council Tax Band Rating - Gedling Borough Council - Band B
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold
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.

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.

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.





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