

HoldenCopley

PREPARE TO BE MOVED

Jenned Road, Arnold, Nottinghamshire NG5 8FT

Guide Price £200,000

Jenned Road, Arnold, Nottinghamshire NG5 8FT



GUIDE PRICE £200,000 - £210,000

NO UPWARD CHAIN...

This three-bedroom detached bungalow offers deceptively spacious accommodation throughout and is situated within a popular location. Offering excellent scope for modernisation, this property is perfectly suited to a variety of buyers — whether you're looking to downsize or transform it into your forever home. Internally, the property comprises a well-appointed fitted kitchen-diner, perfect for everyday living. The bay-fronted reception room offers a bright space with a gas fireplace. There is also a conservatory to the rear, providing additional versatile living space and garden views. The bungalow further benefits from three generously sized bedrooms, a two-piece bathroom suite, and a separate W/C for added convenience. To the front is a double driveway providing off-street parking, a detached garage, and a garden with a lawn. To the rear, you'll find a private garden with a lawn – offering the perfect space to relax, entertain, or further landscape to your taste. With its layout, fantastic potential, and desirable setting, this bungalow presents an opportunity to create a comfortable and personalised home in a popular location.

MUST BE VIEWED





- Detached Bungalow
- Three Bedrooms
- Bay Fronted Reception Room
- Well Appointed Fitted Kitchen-Diner
- Two Piece Bathroom Suite & Separate W/C
- Off-Road Parking & Detached Garage
- Private Enclosed Rear Garden
- Popular Location
- No Upward Chain
- Must Be Viewed





ACCOMMODATION

Kitchen

15'11" x 9'9" (4.87 x 2.98)
The kitchen has a range of fitted base and wall units with worktops, an integrated oven, a gas hob, a stainless steel sink with a drainer, space and plumbing for a washing machine, space for a fridge-freezer, space for a dining table, lino flooring, a radiator, partially tiled walls, coving, UPVC double-glazed windows to the front and side elevations and a single UPVC door providing access into the accommodation.

Living Room

12'10" x 12'2" (3.93 x 3.72)
The living room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a radiator and a gas fireplace with a brick surround and tiled hearth.

Hallway

9'4" x 2'10" (2.85 x 0.87)
The hallway has carpeted flooring and access into the loft via a drop-down ladder.

Master Bedroom

12'4" x 9'5" (3.77 x 2.89)
The main bedroom has an internal window, carpeted flooring and a radiator.

Bedroom Two

10'11" x 9'10" (3.33 x 3.02)
The second bedroom has UPVC double-glazed windows to the rear and side elevations, carpeted flooring, two radiators and a single UPVC door providing access into the conservatory.

Conservatory

11'8" x 5'8" (3.56 x 1.74)
The conservatory has UPVC double-glazed windows to the rear elevation, lino flooring, a polycarbonate roof and UPVC sliding patio doors providing access out to the garden.

Bedroom Three

12'4" x 8'1" (3.78 x 2.48)
The third bedroom has a UPVC double-glazed window to the side elevation, carpeted flooring and a radiator.

Bathroom

6'5" x 6'5" (1.97 x 1.96)
The bathroom has a pedestal wash basin, a fitted panelled bath, carpeted flooring, a radiator, partially tiled walls, a built-in cupboard and a UPVC double-glazed obscure window to the side elevation.

W/C

6'5" x 2'7" (1.98 x 0.79)
This space has a low level flush W/C, lino flooring and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front is a driveway for two vehicles, a detached garage and a garden with a lawn and various plants.

Rear

To the rear is a private garden with fence panelled boundaries and a lawn.

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) 220 Mbps (Highest available upload speed)
Phone Signal – All 4G, most 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 – Asbestos garage

DISCLAIMER

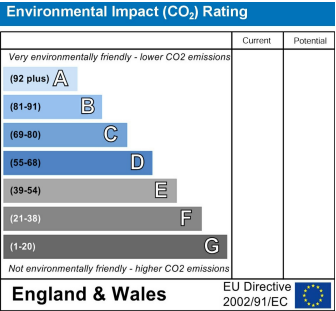
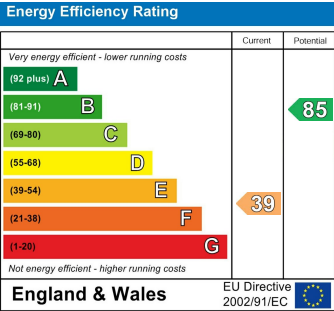
Council Tax Band Rating - Gedling Borough Council - Band C
This information was obtained through the directgov website.
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

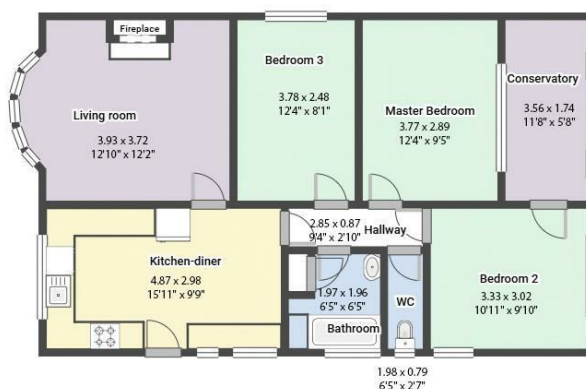
Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement 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 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.

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.



Jenned Road, Arnold, Nottinghamshire NG5 8FT



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.