

HoldenCopley

PREPARE TO BE MOVED

Sobers Gardens, Arnold, Nottinghamshire NG5 6PU

Guide Price £230,000 - £240,000

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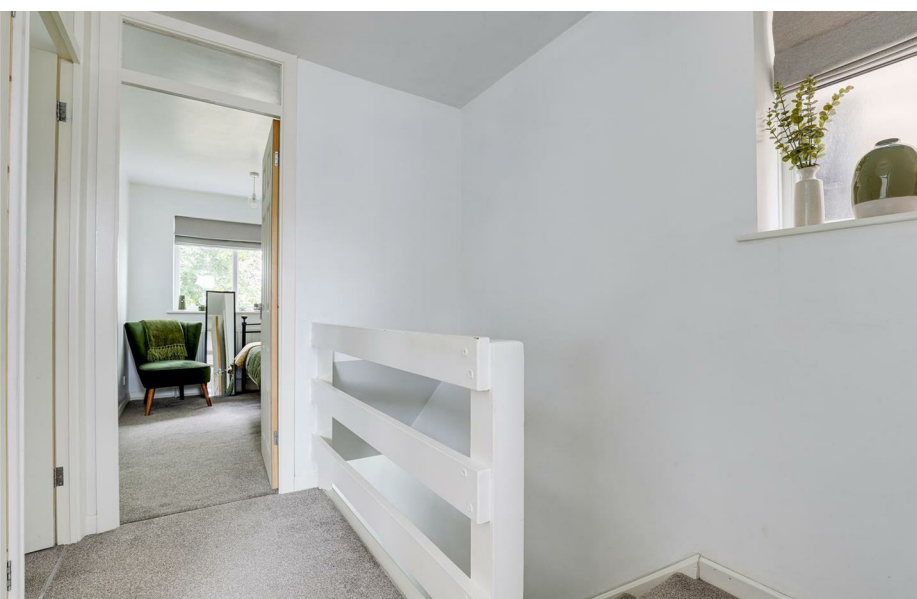
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LOCATION, LOCATION, LOCATION...

Nestled in a peaceful location, this end-terraced home offers an ideal opportunity for first-time buyers, families, or investors seeking a ready-to-move-in property. Conveniently positioned within a popular area, it benefits from excellent transport links, nearby shops, local eateries, and highly regarded schools. The ground floor features a porch leading into an entrance hall, a spacious living room with a recessed chimney breast alcove housing a log burner, and open-plan access to a modern fitted kitchen with integrated appliances. French doors from the kitchen lead directly onto the rear garden, providing a seamless flow for indoor and outdoor living. On the first floor, there are three well-proportioned bedrooms and a three-piece bathroom suite. Externally, the property offers a lawned front garden with a patio pathway. The rear garden is low-maintenance and fully enclosed, featuring a patio area, decked seating, fenced boundaries, and off-road parking.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Off Street Parking
- Enclosed Rear Garden
- Popular Location
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Entrance Porch

5'2" x 2'5" (1.60m x 0.74m)

The entrance porch has tiled flooring, a UPVC double glazed obscure window surround, and a UPVC door opening to the front garden.

Entrance Hall

6'8" x 2'10" (2.04m x 0.88m)

The entrance hall has tiled flooring, carpeted stairs, a radiator, and a UPVC door providing access into the accommodation.

Living Room

12'7" x 13'6" (3.84m x 4.14m)

The living room has a UPVC double glazed window to the front elevation, a TV point, a recessed chimney breast alcove housing a log burner, a radiator, an in-built cupboard, wood-effect flooring, and open access into the kitchen.

Kitchen

10'4" x 15'8" (3.16m x 4.78m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and half with a mixer tap and drainer, an integrated double oven, ceramic hob and extractor fan, an integrated dishwasher, an integrated washing machine, an integrated fridge freezer, space for a dining table, recessed spotlights, a Vertical radiator, tiled splashback, wood-effect flooring, a UPVC double glazed windows to the rear elevation, and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

7'7" x 6'2" (2.33m x 1.90m)

The landing has a UPVC double glazed window to the side elevation, carpeted flooring, an in-built cupboard, access into the loft with lighting, and access to the first floor accommodation.

Master Bedroom

8'7" x 13'3" (2.64m x 4.06m)

The main bedroom has a UPVC double glazed window to the front elevation, a fitted wardrobe with sliding doors, and carpeted flooring.

Bedroom Two

9'2" x 9'2" (2.81m x 2.80m)

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

Bedroom Three

10'5" x 6'9" (3.19m x 2.06m)

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

Bathroom

6'2" x 6'2" (1.89m x 1.89m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture and shower screen, a radiator, partially tiled walls, and wood-effect flooring.

OUTSIDE

Front

To the front of the property is a lawn, and on street parking.

Rear

To the rear of the property is an enclosed low-maintenance rear garden with an outside tap, a patio area, a decked patio seating area, a fence panelled boundary, and access to the parking area.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band G

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.

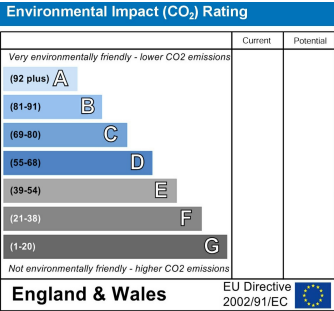
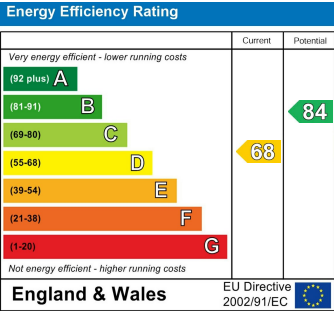
The vendor has advised the following:

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 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.

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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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