

HoldenCopley

PREPARE TO BE MOVED

Redhill Road, Arnold, Nottinghamshire NG5 8GX

Guide Price £225,000

Redhill Road, Arnold, Nottinghamshire NG5 8GX



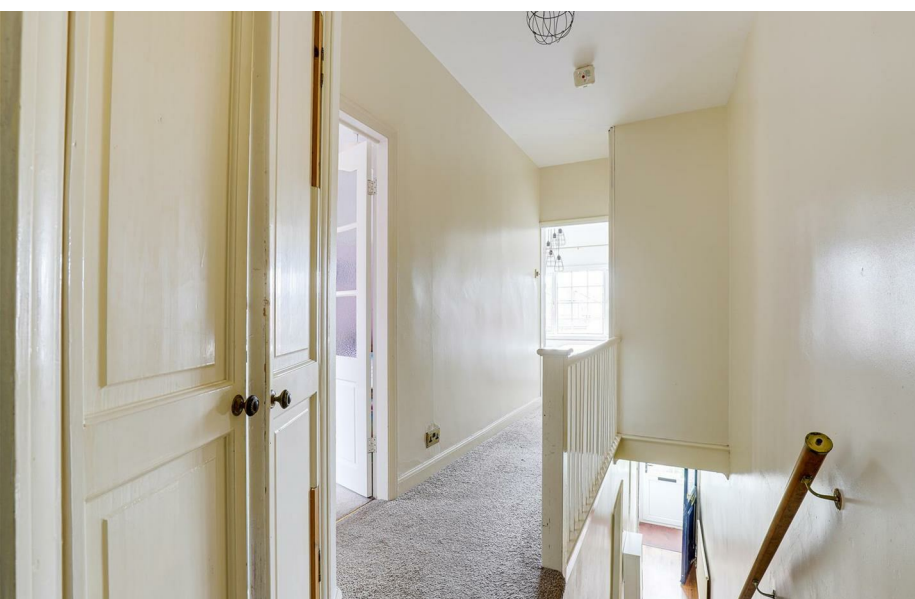
GUIDE PRICE £225,000 - £245,000

LOCATION, LOCATION, LOCATION...

This mid-terrace home is well presented throughout and offers spacious accommodation, making it an ideal purchase for a wide range of buyers. The property is perfectly located within a highly sought-after area, just a short distance from a variety of local amenities including Bestwood Country Park, excellent transport links, shops, and schools – making it a great choice for families. To the ground floor, the property benefits from a porch and an entrance hall leading into the bay-fronted living room, which flows seamlessly into the dining room. Completing this level is a modern fitted kitchen with direct access to the rear garden. The first floor hosts two generous double bedrooms alongside a third bedroom, which is perfectly suited as a nursery or office, together with a three-piece bathroom suite. Outside, the front of the property offers a driveway with block paving and courtesy lighting. To the rear, you will find an enclosed garden featuring a patio seating area, steps up to a further paved section, a well-maintained lawn, and fenced boundaries with gated access.

MUST BE VIEWED





- Mid Terraced House
- Three Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Off-Street Parking
- Enclosed Rear Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Porch

The porch has carpeted flooring, a wall-mounted key safe, and a UPVC door opening to the front garden.

Entrance Hall

11'1" x 2'11" (3.40m x 0.90m)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, coving to the ceiling, and a door providing access into the accommodation.

Living Room

12'11" x 11'8" (3.94m x 3.56m)

The living room has a UPVC double glazed bay windows yo the front elevation, a radiator, a recess chimney breast alcove housing a multi fuel burner and slate tiled hearth, a TV point, coving to the ceiling, a fitted base unit, carpeted flooring, and open access into the dining room.

Dining Room

11'8" x 11'10" (3.58m x 3.62m)

The dining room has a UPVC double glazed window to the rear elevation, a radiator, a picture rail, coving too the ceiling, and carpeted flooring.

Kitchen

7'8" x 15'1" (2.36m x 4.61m)

The kitchen has a range of fitted base and wall units with solid oak worktops, a Belfast sink with a swan neck mixer tap, an integrated double oven, a ceramic hob and extractor fan, space and plumbing for a washing machine, space for a tumble dryer, space for a fridge freezer, an in-built cupboard, coving to the ceiling, a radiator, tiled splashback, tiled flooring, two UPVC double glazed windows to the rear and side elevation, and a UPVC door opening to the side garden.

FIRST FLOOR

Landing

9'9" x 15'2" (2.98 x 4.63)

The landing has carpeted flooring, an in-built cupboard, and access to the first floor accommodation.

Master Bedroom

13'11" x 10'10" (4.25m x 3.32m)

The main bedroom has a UPVC double glazed windows to the front elevation, a radiator, fitted wardrobes and overhead cupboards, coving to the ceiling, and carpeted flooring.

Bedroom Two

8'9" x 11'11" (2.68m x 3.65m)

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

Bedroom Three

7'8" x 6'9" (2.35m x 2.07m)

The third bedroom has a UPVC double glazed window to the rear elevation, a radiator, and carpeted flooring.

Bathroom

4'1" x 7'10" (1.25m x 2.40m)

The bathroom has a UPVC double glazed obscure windows to the side 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 chrome heated towel rail, partially tiled walls, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a driveway, a block paved area, and courtesy lighting.

Rear

To the rear of the property is an enclosed garden with a patio area, steps up to s paved area, a lawn, a fence panelled boundary, and gated access.

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 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.

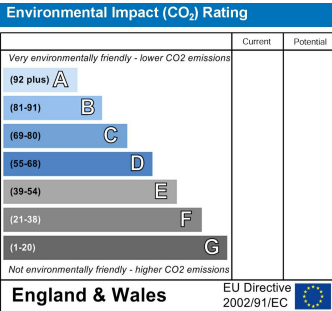
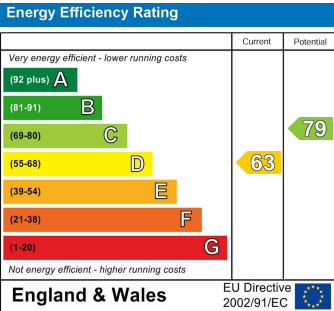
The vendor has advised the following:

Property Tenure is Freehold

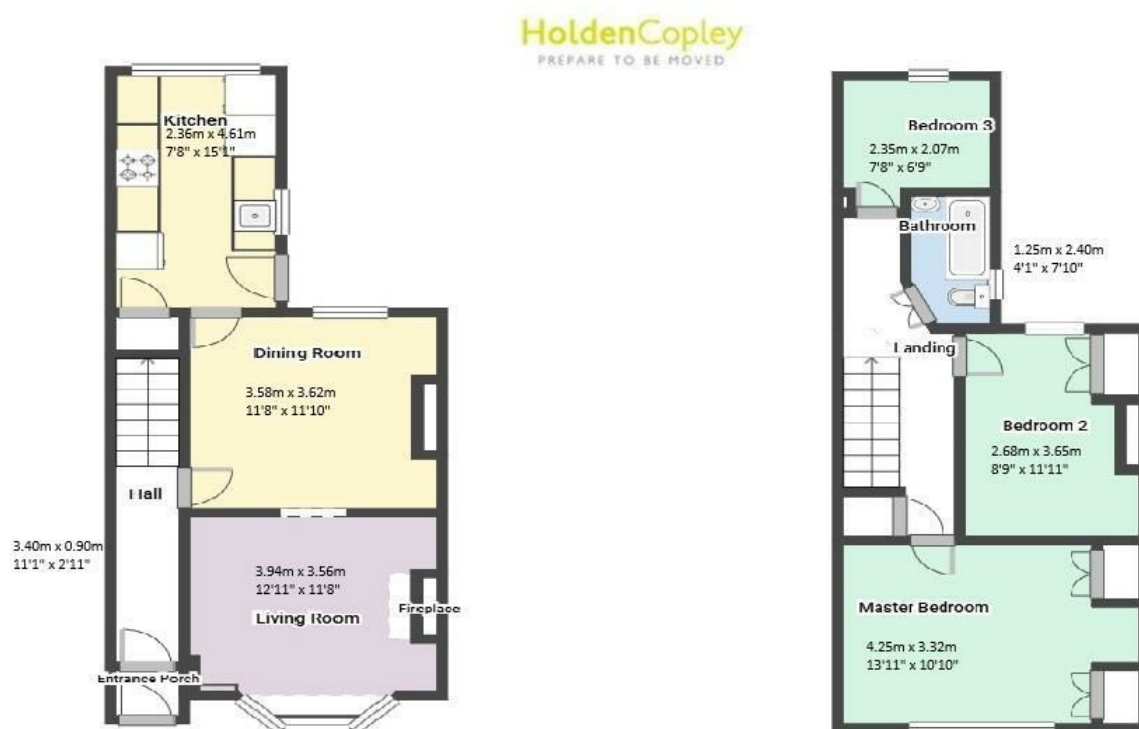
Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement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



Redhill Road, Arnold, Nottinghamshire NG5 8GX



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.