

HoldenCopley

PREPARE TO BE MOVED

Surgeys Lane, Arnold, Nottinghamshire NG5 8EP

Guide Price £250,000 - £260,000

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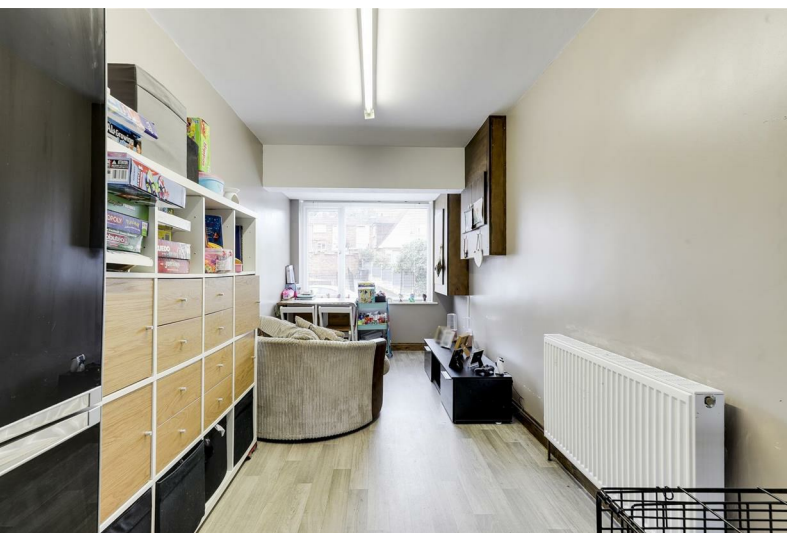


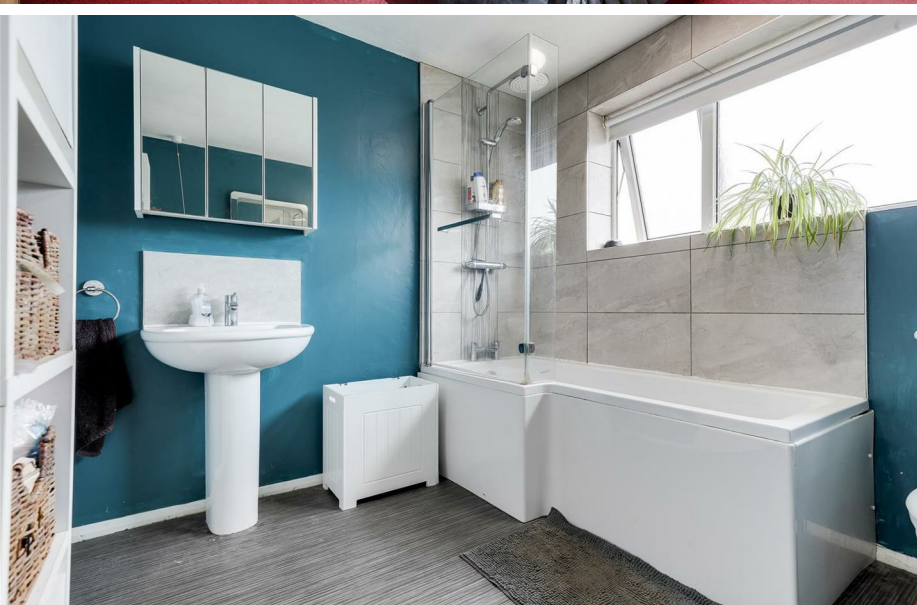
GUIDE PRICE £250,000 - £260,000

IDEAL FOR FIRST TIME BUYERS...

This well-presented three-bedroom semi-detached home is perfectly positioned in a popular part of Arnold, close to a range of excellent local amenities, transport links, and schools rated highly by Ofsted — making it a superb choice for families. The ground floor offers a spacious and comfortable living room, ideal for relaxing or entertaining. This leads through to a stylish, modern kitchen diner, offering plenty of space for cooking, dining, and socialising. Just off the kitchen is a versatile additional reception room, currently used as a playroom, but equally suited to a home office or snug. Upstairs, the property features two well-proportioned double bedrooms and a generous single bedroom, along with a contemporary three-piece bathroom suite. Outside, there's a good-sized driveway providing off-street parking for multiple vehicles. To the rear, the garden is made for both play and relaxation, with a lawned area, a decked seating space, and a patio — perfect for enjoying the warmer months.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrroms
- Two Reception Rooms
- Fitted Kitchen/Diner
- Three Piece Bathroom Suite
- Off Street Parking
- Enclosed Rear Garden
- Ideal For First Time Buyers
- Popular Location
- Must Be Viewed





GROUND FLOOR

Porch

6'5" x 3'11" (1.96 x 1.21)

The porch has laminate wood-effect flooring, a radiator, a UPVC double-glazed obscure window to the side elevation and a single UPVC door providing access into the accommodation.

Living Room

14'9" x 14'6" (4.51 x 4.43)

The living room has laminate wood-effect flooring, carpeted stairs, a radiator and a UPVC double-glazed window to the front elevation.

Kitchen/Diner

23'2" x 11'6" (7.07 x 3.52)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, an under-mount sink and a half with a drainer and a mixer tap, an integrated oven, an integrated gas hob, an extractor fan, space and plumbing for a washing machine, dishwasher and dryer, a splashback, two radiators, vinyl flooring, a UPVC double-glazed window to the rear elevation, a single UPVC door providing access to the rear garden and double French doors opening out to the rear garden.

Family Room

18'5" x 7'6" (5.63 x 2.30)

The family room has vinyl flooring, a radiator and a UPVC double-glazed window to the front elevation.

FIRST FLOOR

Landing

5'7" x 5'7" (1.72 x 1.71)

The landing has carpeted flooring, access to the first floor accommodation and access to the loft.

Master Bedroom

13'1" x 11'4" (4.00 x 3.47)

The main bedroom has carpeted flooring, a radiator, floor-to-ceiling fitted wardrobes and a UPV double-glazed window to the front elevation.

Bedroom 2

14'4" x 11'0" (4.38 x 3.36)

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

Bedroom 3

14'6" x 7'9" (4.43 x 2.37)

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

Bathroom

8'5" x 7'10" (2.58 x 2.40)

The bathroom has low level dual flush W/C, a pedestal wash basin, a panelled bath with an overhead rainfall shower and a handheld shower head, a heated towel rail, partially tiled walls, an in-built storage cupboard, vinyl flooring and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

The front of the property has a block-paved driveway providing off-street parking for multiple cars.

Rear

The rear garden has an enclosed garden with a lawn, a decked area, a patio area and fence panelling.

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 - Some coverage of 3G & 5G
- 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

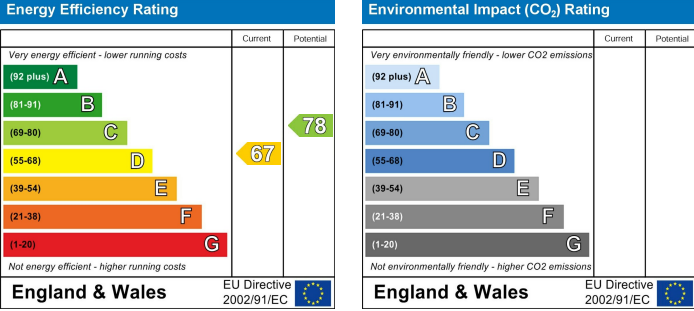
Council Tax Band Rating - Gedling Borough Council - Band C
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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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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