

HoldenCopley

PREPARE TO BE MOVED

Redhill Road, Arnold, Nottinghamshire NG5 8GX

Guide Price £210,000

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GUIDE PRICE £210,000 - £220,000

IDEAL FIRST-TIME BUYER HOME...

This well-presented three-bedroom semi-detached house is located in the popular and convenient location of Arnold, within easy reach of local schools, shops, transport links and various amenities, making it an ideal purchase for first-time buyers or growing families. The property offers spacious accommodation spanning across two floors and benefits from a range of original features alongside modern touches. To the ground floor is a welcoming porch and entrance hallway, a cosy bay-fronted living room with open access to the dining room, and a fitted shaker-style kitchen with access to the rear garden. To the first floor are three good-sized bedrooms serviced by a three-piece bathroom suite. Outside to the front is a low-maintenance gravelled garden, while to the rear is a private enclosed garden with a paved area and lawn - perfect for enjoying the outdoors during the warmer months.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Cosy Bay-Fronted Living Room
- Separate Dining Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Private Enclosed Rear Garden
- Ideal For First Time Buyers
- Convenient Location
- Must Be Viewed





GROUND FLOOR

Porch

The porch has wood-effect flooring, a UPVC double-glazed overhead window to the front elevation, and a UPVC door providing access into the accommodation.

Hall

2*10" x 11*2" (0.88m x 3.41m)

The hall has wood-effect flooring, carpeted stairs, a radiator, and a single door providing access via the porch.

Living Room

15*0" x 13*9" (4.58m x 4.20m)

The living room has carpeted flooring, a radiator, a UPVC double-glazed bay window to the front elevation, and open access to the dining room.

Dining Room

11*9" x 11*1" (3.59m x 3.64m)

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

Kitchen

11*1" x 7*6" (3.64m x 2.30m)

The kitchen has a range of fitted shaker style base and wall units with rolled-edge worktops, a stainless steel sink and a half with a mixer tap and a drainer, an integrated oven and hob, space and plumbing for a washing machine, space for an American style fridge freezer, tiled flooring, partially tiled walls, an understairs storage cupboard, a UPVC double-glazed window to the side elevation, and a UPVC door leading out to the rear garden.

FIRST FLOOR

Landing

5*7" x 19*2" (1.72m x 5.85m)

The landing has carpeted flooring, a built-in storage cupboard, access to the loft, and provides access to the first floor accommodation.

Master Bedroom

11*0" x 12*1" (3.36m x 3.94m)

The main bedroom has carpeted flooring, fitted wardrobes and overhead cupboards, a radiator, and two UPVC double-glazed windows to the front and side elevations.

Bedroom Two

11*10" x 9*1" (3.62m x 2.79m)

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

Bedroom Three

8*5" x 7*8" (2.58m x 2.36m)

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

Bathroom

4*3" x 9*7" (1.30m x 2.94m)

The bathroom has a low level flush W/C, a pedestal wash basin with a mixer tap, a shower enclosure with a wall-mounted handheld electric shower, tiled flooring, partially tiled walls, a radiator, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property has a gravelled garden and fence panelled boundaries.

Rear

To the rear of the property is a private enclosed garden with a paved area, a lawn, and fence panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas 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 and some 5G

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 – 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.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		



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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