

HoldenCopley

PREPARE TO BE MOVED

Acton Road, Arnold, Nottinghamshire NG5 7AD

Guide Price £190,000

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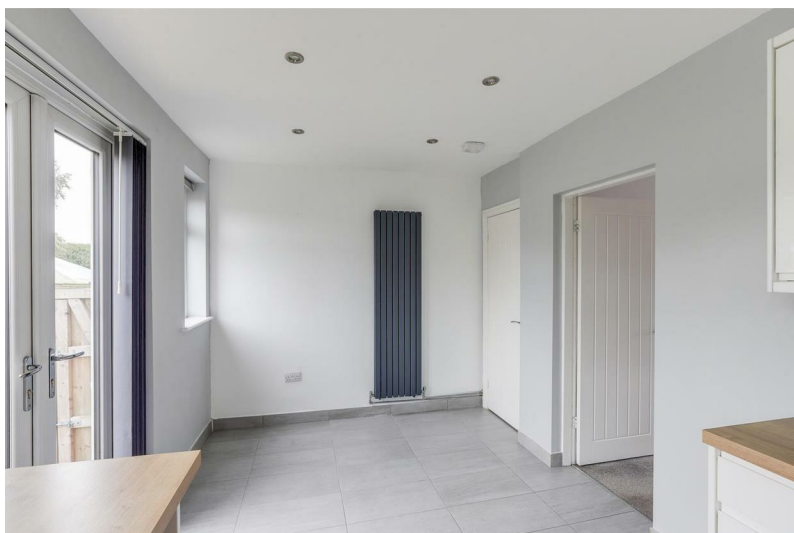


GUIDE PRICE £190,000 - £200,000

NO UPWARD CHAIN...

This two-bedroom end-terraced house is situated in a highly sought-after location, just a short walk from Arnold Town Centre, local schools, and excellent transport links. Beautifully presented and move-in ready, the property offers modern living throughout and is being sold with no upward chain. The ground floor comprises a generous reception room and a modern kitchen diner ideal for cooking and family meals. Upstairs, there are two double bedrooms and a stylish bathroom. Outside, the front of the property offers access to on-street parking, while to the rear there is an enclosed garden featuring a patio seating area and a lawn bordered by plants and shrubs, perfect for relaxing or entertaining.

MUST BE VIEWED!





- End-Terrace House
- Two Double Bedrooms
- Reception Room
- Modern Kitchen Diner
- Stylish Bathroom
- On-Street Parking
- Well-Presented Throughout
- No Upward Chain
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

4'0" x 3'9" (max) (1.22m x 1.16m (max))

The entrance hall has entrance matting flooring, carpeted stairs, a radiator and a single composite door providing access into the accommodation.

Living Room

12'4" x 11'9" (max) (3.76m x 3.60m (max))

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

Kitchen Diner

15'0" x 8'8" (4.59m x 2.66m)

The kitchen diner has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer and a mixer tap, an integrated oven, a hob & extractor fan, partially tiled walls, a vertical radiator, access to the pantry,recessed spotlights, tiled flooring, two UPVC double-glazed windows to the rear elevation and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

8'0" x 6'0" (2.44m x 1.83)

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

Master Bedroom

11'10" x 10'10" (3.61m x 3.31m)

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

Bedroom Two

10'4" x 8'11" (3.16m x 2.72m)

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

Bathroom

6'9" x 5'10" (2.06m x 1.78m)

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a double ended bath with central taps and an electric shower fixture, a heated towel rail, tiled walls and flooring, an extractor fan, recessed spotlights and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is access to on-street parking, courtesy lighting, plants and shrubs, shared gated access to the rear garden and fence panelling boundaries.

Rear

To the rear is a paved patio area, a lawn bordered by plants and shrubs and fence panelling boundaries.

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band A

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.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps

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

Sewage – Mains Supply

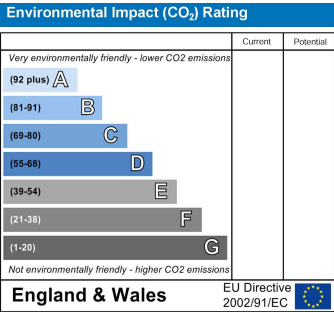
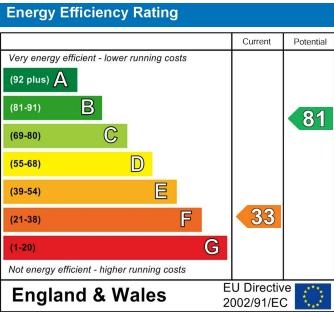
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.

Other Material Issues – No



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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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