

HoldenCopley

PREPARE TO BE MOVED

Acton Road, Arnold, Nottinghamshire NG5 7AB

Guide Price £210,000

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GUIDE PRICE £210,000 - £230,000

NO UPWARD CHAIN...

This charming two-bedroom detached bungalow is bursting with potential and would make the perfect purchase for a range of buyers, whether you're looking to downsize or step onto the property ladder. Offered to the market with no upward chain, this home boasts a wealth of original features throughout and a spacious layout ready to be transformed into your dream home. Situated in a sought-after residential location, the property is just a stone's throw from Arnold Town Centre, hosting a range of shops, bars, restaurants, and other local amenities. It's also within catchment to excellent schools and benefits from fantastic transport links into Nottingham City Centre. Upon entering, you are welcomed by a long entrance hallway featuring elegant arch coving to the ceiling. There is a bright and airy living room complete with a beautiful bay window, and a fitted kitchen. The property offers two double bedrooms, one of which enjoys French doors that open directly onto the rear garden. Completing the accommodation is a generous four-piece bathroom suite. The property also benefits from a useful cellar with power and lighting – ideal for storage or future development. Outside, to the front, there is a driveway providing off-street parking, a garage, and gated access leading to a private and enclosed rear garden. The garden is mainly laid to lawn with a paved patio area, offering a fantastic space for outdoor entertaining.

MUST BE VIEWED





- Detached Bungalow
- Two Double Bedrooms
- Living Room With Bay Window
- Fitted Kitchen
- Four-Piece Bathroom Suite
- Original Features Throughout
- Spacious Enclosed Rear Garden
- Driveway
- Popular Location
- No Upward Chain





GROUND FLOOR

Entrance Hall

26’3" max x 16’2" (8.02m max x 4.94m)

The entrance hall has wood-effect flooring, wood-panelling to the ceiling, ceiling arches, access to the boarded loft with lighting via a pull-down ladder, a dado rail, two radiators, and a UPVC door providing access into the accommodation.

Living Room

14’3" into bay x 13’11" (4.35m into bay x 4.26m)

The living room has wood-effect flooring, wood-panelling to the ceiling with beams, a dado rail, a feature fireplace with a hearth and decorative surround, a radiator, a TV point, a UPVC double-glazed window with shutter blinds to the front elevation, and a UPVC double-glazed bay window with shutter blinds to the side elevation.

Kitchen

14’2" x 13’0" (4.34m x 3.97m)

The kitchen has a range of fitted wall and base units with worktops, a composite sink and a half with a swan neck mixer tap and drainer, an integrated double oven and gas hob, a washing machine and fridge, an extractor fan, a fireplace with a hearth and decorative surround, a radiator, wood flooring, space for a dining table, an in-built cupboard, wood-panelling to the ceiling with beams, partially tiled walls, two UPVC double-glazed windows to the rear elevation, and a UPVC door providing access to the rear garden.

Bedroom One

12’2" x 11’11" (3.73m x 3.65m)

The first bedroom has wood flooring, wood-panelling to the ceiling with beams, a radiator, and double French doors with shutter blinds opening out to the rear garden.

Bedroom Two

12’0" x 11’9" (3.67m x 3.60m)

The second bedroom has wood-effect flooring, wood-panelling to the ceiling with beams, a dado rail, a radiator, and a UPVC double-glazed window with shutter blinds to the front elevation.

Bathroom

8’2" x 6’0" (2.49m x 1.83m)

The bathroom has a low level flush W/C, a bidet, a pedestal wash basin, a panelled bath with a wall-mounted electric shower and a handheld shower head, an extractor fan, a radiator, an electric shaver socket, partially tiled walls, tiled flooring, a half vaulted ceiling with wood-panelling, a velux window, and a UPVC double-glazed obscure window to the side elevation.

BASEMENT

Cellar Room One

14’3" x 12’11" (4.36m x 3.96m)

The cellar has power points and lighting.

Cellar Room Two

15’6" max x 12’0" (4.74m max x 3.67m)

The cellar has power points and lighting.

OUTSIDE

Front

To the front of the property is a paved low-maintenance forecourt, a driveway for off-street parking, access to the garage, gated side access to the rear garden, and a mixture of brick wall and metal fence boundaries.

Rear

To the rear of the property is an enclosed garden with a paved patio area, a well-kept lawn, various mature trees and plants, an outside tap, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband Networks - Openreach, Virgin Media
Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
Phone Signal – Good 4G/5G
Electricity – Mains Supply

Water – Mains Supply
Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years+
Flood Risk Area - Very Low
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

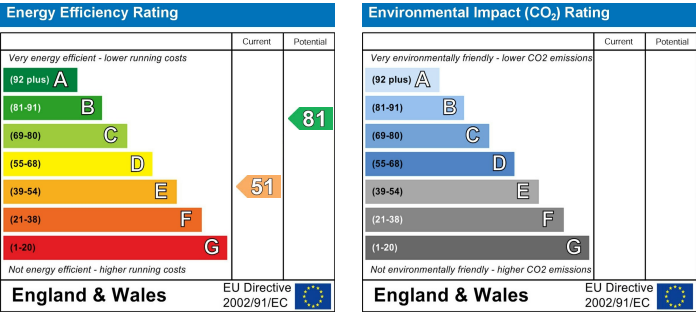
DISCLAIMER

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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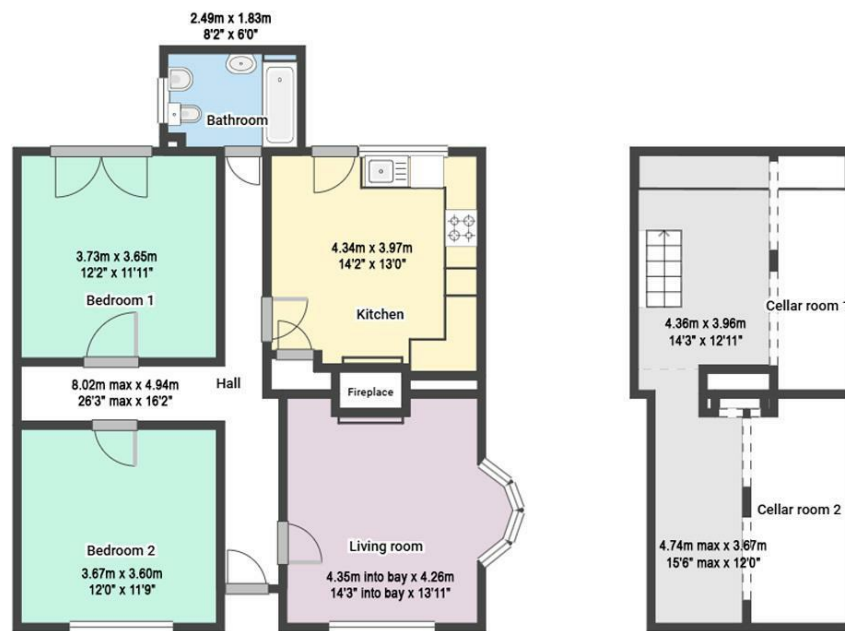
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence 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.



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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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