

HoldenCopley

PREPARE TO BE MOVED

Connelly Close, Arnold, Nottinghamshire NG5 6RA

£250,000

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NO UPWARD CHAIN...

Offered to the market with no upward chain, this three bedroom semi-detached house is ideal for a range of buyers. From first time buyers looking to get on the property ladder, growing families, and investors alike! Located in the popular and convenient area within close proximity to a range of local amenities such as shops, schools, eateries, and parks, as well as excellent transport links. To the ground floor, the property comprises an entrance hall with understairs storage, a spacious living room with a feature fireplace, a separate dining room with patio doors leading out to the garden, and a modern fitted kitchen complete with a range of units and appliances. The first floor carries three well-proportioned bedrooms, all served by a three-piece bathroom suite. Outside to the front of the property is a driveway providing off-street parking leading to a detached garage, along with a well-maintained lawn and decorative planting. To the rear is a private enclosed garden featuring a paved patio area, lawn, and mature planted borders — perfect for entertaining or relaxing in the summer months.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Living Room With Feature Fireplace
- Dining Room
- Modern Fitted Kitchen
- Three Piece Bathroom Suite
- Driveway & Detached Garage
- Private Enclosed Garden
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Entrance Hall

11'3" x 6'1" (max) (3.44m x 1.87m (max))
The entrance hall has wood-effect flooring, carpeted stairs, a radiator, an alarm panel, understairs cupboards, a UPVC double-glazed obscure window to the front elevation, and a single UPVC door leading into the accommodation.

Understairs Cupboard

4'5" x 2'7" (1.37m x 0.79m)

Kitchen

10'9" x 7'4" (3.30m x 2.26m)
The kitchen has a range of fitted shaker style base and wall units with rolled-edge worktops, a composite sink and a half with a swan neck mixer tap and drainer, space for a freestanding cooker, a stainless steel extractor fan, space and plumbing for a washing machine, space and plumbing for a dishwasher, tiled flooring, partially tiled walls, a UPVC double-glazed window to the side elevation, and a UPVC door leading out to the rear elevation.

Dining Room

10'9" x 8'11" (3.29m x 2.72m)
The dining room has carpeted flooring, a radiator, sliding patio doors leading out to the rear garden, and open access into the living room.

Living Room

12'11" x 10'2" (max) (3.95m x 3.12m (max))
The living room has carpeted flooring, a radiator, a feature fireplace with a decorative surround and a hearth, a TV-point and a UPVC double-glazed window to the front elevation.

FIRST FLOOR

Landing

7'10" x 6'5" (max) (2.41m x 1.97m (max))
The landing has carpeted flooring, a UPVC double-glazed window to the side elevation, access to the loft, and provides access to the first floor accommodation.

Master Bedroom

13'4" x 9'2" (4.08m x 2.80m)
The main bedroom has carpeted flooring, a radiator, fitted wardrobes and bedside tables, and a UPVC double-glazed window to the front elevation.

Bedroom Two

10'9" x 9'10" (max) (3.30m x 3.01m (max))
The second bedroom has carpeted flooring, a radiator, a built-in wardrobe, and a UPVC double-glazed window to the rear elevation.

Built-in Wardrobe

2'5" x 1'9" (0.76m x 0.54m)

Bedroom Three

10'4" x 6'5" (max) (3.16m x 1.98m (max))
The third bedroom has carpeted flooring, a radiator, and a UPVC double-glazed window to the front elevation.

Bathroom

6'4" x 5'7" (1.93m x 1.70m)
The bathroom has a low level flush W/C, a vanity style wash basin with a mixer tap, a shower enclosure with a wall-mounted handheld shower fixture, wood-effect flooring, tiled walls, a radiator, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-street parking and access to the detached garage, a lawn with planted borders, and a short brick wall boundary.

Garage

18'3" x 7'10" (5.57m x 2.40m)
The garage has an up and over door, lighting and electricity, and a UPVC double-glazed window to the side elevation.

Rear

To the rear of the property is a private enclosed rear garden with a paved patio seating area, a lawn, a shed, planted & gravelled areas, 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 – 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

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band B

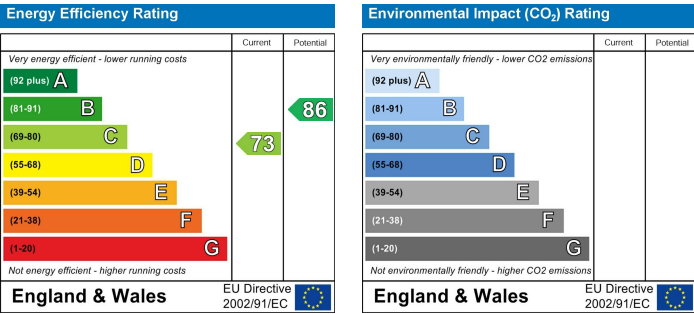
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is freehold.

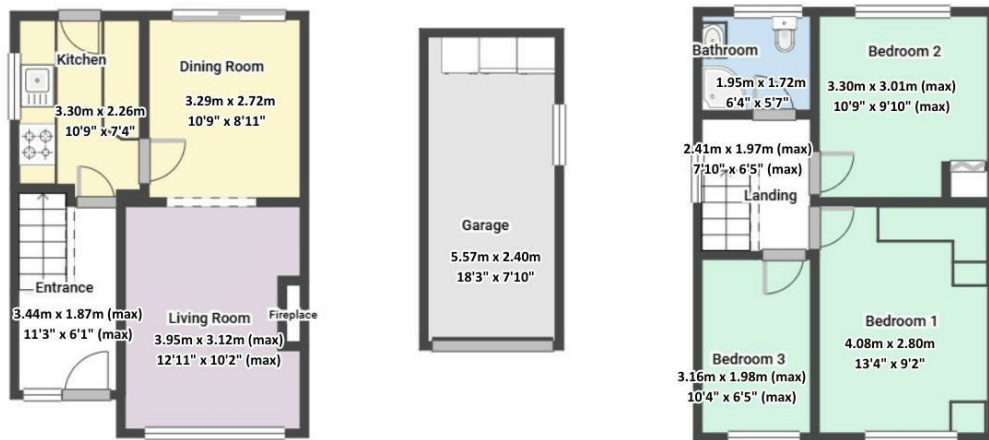
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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