

HoldenCopley

PREPARE TO BE MOVED

Rushmere Walk, Arnold, Nottingham NG5 6SH

Guide Price £140,000

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GUIDE PRICE £140,000 - £150,000

NO UPWARD CHAIN...

This two-bedroom mid-terrace house presents an excellent opportunity for a variety of buyers, including first-time buyers and investors. Offered to the market with no upward chain, it is set in a popular location close to a range of local amenities, including shops, schools, and excellent transport links. Inside, the ground floor features a fitted kitchen to meet your culinary needs and a spacious reception room with space for both relaxing and dining. Sliding patio doors open out to the rear garden, allowing natural light to fill the room. Upstairs, there is a double bedroom, a single bedroom, and a three-piece bathroom suite. Outside, the front of the property offers access to a garage and off-road parking, while the rear enjoys a low-maintenance garden with a patio seating area and gated access to a playing field.

MUST BE VIEWED!





- Mid-Terrace House
- Two Bedrooms
- Spacious Reception Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Driveway & Garage
- Enclosed Rear Garden
- No Upward Chain
- Popular Location
- Must Be Viewed





GROUND FLOOR

Kitchen

10'7" x 5'7" (3.24 x 1.71)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless sink with a drainer and mixer taps, an integrated oven, gas ring hob & extractor fan, space and plumbing for a washing machine, partially tiled walls, a radiator, laminate wood-effect flooring, access to the pantry, a UPVC double-glazed window to the front elevation and a single UPVC door providing access into the accommodation.

Lounge-Diner

13'10" x 13'9" (4.24 x 4.21)

The lounge diner has laminate wood-effect flooring, carpeted stairs, a radiator, a feature fireplace and sliding patio door opening out to the rear garden.

FIRST FLOOR

Landing

5'6" x 2'9" (1.70 x 0.84)

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

Master Bedroom

11'1" x 10'10" (3.39 x 3.32)

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

Bedroom Two

8'4" x 7'11" (2.55 x 2.43)

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

Bathroom

6'4" x 4'10" (1.94 x 1.48)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with an electric shower fixture, a heated towel rail, partially tiled walls, vinyl flooring and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front of the property is a gravelled garden. There is access to the garage and off-road parking.

Rear

To the rear is a low-maintenance garden with a paved patio area, a brick-built outhouse, fence panelling and gated access to a playing field.

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 – No

Other Material Issues – No

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.

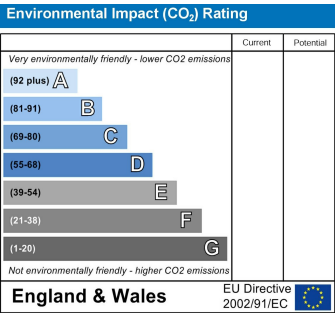
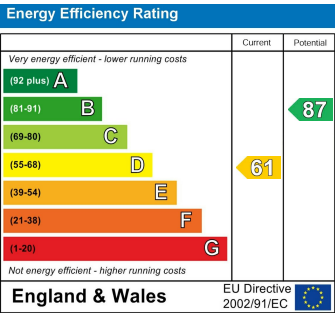
The vendor has advised the following:

Property Tenure is Freehold

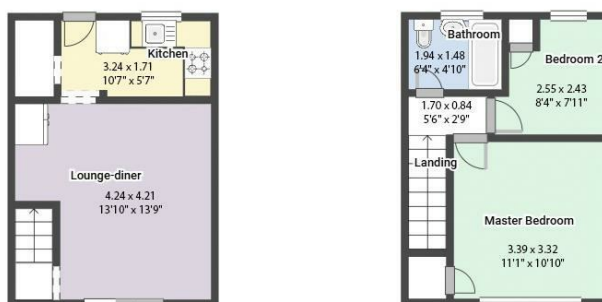
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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



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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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