

HoldenCopley

PREPARE TO BE MOVED

Holkham Close, Arnold, Nottinghamshire NG5 6PU

Guide Price £180,000

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NO UPWARD CHAIN...

GUIDE PRICE: £180,000 - £190,000

Situated in a popular location, this two-bedroom mid-terraced home presents a fantastic opportunity for those looking to make a property their own. Offered to the market with no upward chain, the house is ideally positioned within easy reach of local amenities, including a variety of shops, cafes, well-regarded schools and excellent transport links, making it a convenient choice for both professionals and small families. Upon entering the property, you're welcomed into a hallway that leads through to a generous living room, filled with natural light and offering a comfortable space to relax or entertain. Just off the living area sits a fitted kitchen, providing direct access to the rear garden and offering plenty of potential for updating to suit individual taste and needs. Upstairs, the first floor hosts two well-proportioned bedrooms. The main bedroom benefits from fitted wardrobes, maximising storage space, while the second bedroom offers flexibility for use as a guest room, home office or nursery. Completing the upper level is a three-piece bathroom suite. Outside, the front of the property features a lawned garden with courtesy lighting, creating a welcoming approach. The rear garden is enclosed for privacy and includes a paved patio seating area, a raised planted section with mature shrubs and bushes, a gravelled space, and access to a garage via a rear gate.

MUST BE VIEWED





- Mid Terraced House
- Two Double Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Garage
- Enclosed Rear Garden
- No Upward Chain
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

4'11" x 4'10" (1.50m x 1.48m)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, an in-built cupboard, a UPVC door providing access into the accommodation.

Living Room

16'9" x 16'9" (5.12m x 5.12m)

The living room has a UPVC double glazed window to the front elevation, a radiator, a TV point, a stone-effect feature fireplace, coving to the ceiling, and carpeted flooring.

Kitchen

13'5" x 9'10" (4.10m x 3.01m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and half with a mixer tap and drainer, space for a freestanding cooker, space and plumbing for a washing machine, space for a fridge freezer, pace for a dining table, coving to the ceiling, a radiator, tiled splashback, wood-effect flooring, two UPVC double glazed windows to the rear elevation, and a UPVC door opening to the rear garden.

FIRST FLOOR

Landing

6'11" x 3'0" (2.12m x 0.93m)

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

Bedroom One

13'7" x 10'2" (4.15m x 3.10m)

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, fitted wardrobes, and carpeted flooring.

Bedroom Two

11'5" x 7'6" (3.49m x 2.30m)

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

Bathroom

8'1" x 5'7" (2.48m x 1.71m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a handheld shower fixture, a radiator, partially tiled walls, an vinyl flooring.

OUTSIDE

Front

To the front of the property is courtesy lighting, and a lawn.

Rear

To the rear of the property, there's an enclosed garden featuring a patio, a raised planted section with shrubs and bushes, a gravelled area, panel fencing, and a gate providing access to the garage.

Garage

15'5" x 8'2" (4.70m x 2.50m)

The garage has ample storage, and a up-and-over door.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

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 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.

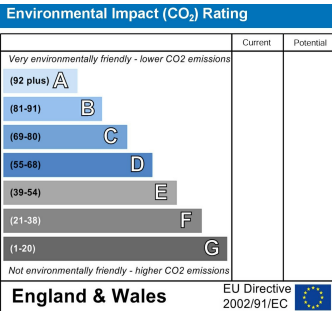
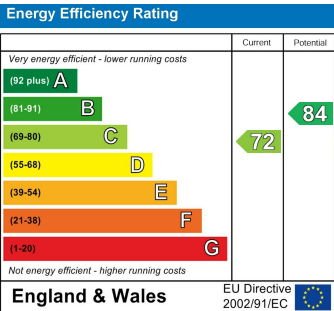
The vendor has advised the following:

Property Tenure is Freehold

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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.

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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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