

HoldenCopley

PREPARE TO BE MOVED

West Street, Arnold, Nottinghamshire NG5 7DB

Guide Price £150,000 - £160,000

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IDEAL FIRST TIME BUY...

This mid terrace home offers two double bedrooms, being the ideal property for a range of buyers including first time buyers looking to get on the property ladder, and investors seeking a rental opportunity in a popular and convenient location. Situated just a stone's throw away from Arnold High Street, this home is positioned within close proximity to a range of local amenities such as shops, schools, eateries, and parks, as well as excellent transport links - including bus routes directly into Nottingham City Centre, and close access to the A60. Internally, the ground floor of the home provides a living room, a fitted kitchen/diner with double French doors to the garden, and a modern three piece bathroom suite. Upstairs, the first floor is dedicated to the two well-proportioned double bedrooms, and access to the loft. Outside, the rear garden is low-maintenance, featuring a paved patio seating area, and gated access.

MUST BE VIEWED



- Mid Terrace House
- Two Double Bedrooms
- Spacious Living Room
- Fitted Kitchen/Diner
- Ground Floor Three Piece Bathroom Suite
- Low Maintenance Garden
- Convenient Location
- Ideal First Time Buy
- Investment Opportunity
- Must Be Viewed

GROUND FLOOR

Porch
4'2" x 5'2" (1.29m x 1.58m)
The porch has tiled flooring, UPVC walls, UPVC double-glazed obscure windows to the front and side elevations, and a single UPVC door leading into the accommodation.

Living Room
14'1" x 11'10" (4.30m x 3.61m)
The living room has carpeted flooring and stairs, a recessed chimney breast alcove, a radiator, a UPVC double-glazed window to the front elevation, and a single UPVC door providing access via the porch.

Kitchen/Diner
11'10" x 12'0" (3.63m x 3.67m)
The kitchen/diner has a range of base and wall units with a rolled-edge worktop, a stainless steel sink and a half with a mixer tap and drainer, an integrated oven with a gas hob and extractor fan, space for an undercounter appliance, a wall-mounted combi boiler, tiled flooring, partially tiled walls, a radiator, recessed spotlights, and double French doors leading out to the rear garden.

Bathroom
8'10" x 5'4" (2.70m x 1.64m)
The bathroom has a low level flush W/C, a vanity style wash basin with a mixer tap, an "L"-shaped panelled bath with a wall-mounted handheld shower fixture and a glass shower screen, wood-effect flooring, partially waterproof panelled walls, a heated towel rail, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing
The landing has carpeted flooring, a radiator, and access to the first floor accommodation.

Master Bedroom
11'11" x 11'11" (3.64m x 3.65m)
The main bedroom has carpeted flooring, a radiator, access to the loft, and a UPVC double-glazed window to the rear elevation.

Bedroom Two
11'0" x 11'10" (3.36m x 3.62m)
The second bedroom has carpeted flooring, a radiator, and a UPVC double-glazed window to the front elevation.

OUTSIDE

Front
To the front of the property is a block paved pathway.

Rear
To the rear of the property is a low maintenance rear garden with a paved patio seating area, gated access, 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 – 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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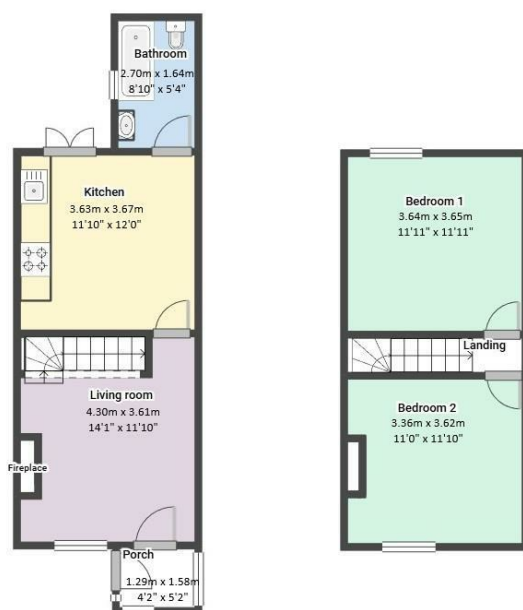
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving 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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0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

info@holdencopley.co.uk

www.holdencopley.co.uk

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