

# HoldenCopley

PREPARE TO BE MOVED

Mill Lane, Arnold, Nottinghamshire NG5 7AU

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Guide Price £220,000

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GUIDE PRICE £220,000 - £240,000

NO UPWARD CHAIN...

This three-bedroom semi-detached house, located in the popular area of Arnold, offers spacious accommodation, making it an ideal choice for families. Positioned close to a variety of shops, eateries, excellent schools, and convenient transport links to Nottingham City Centre, as well as a range of local amenities that Arnold has to offer. The ground floor comprises a welcoming entrance hall, a modern fitted kitchen, and a generously sized reception room. There is also a useful utility room/WC and the added benefit of a conservatory, providing extra space for relaxation or entertaining. Upstairs, three good-sized bedrooms are served by a four-piece Jack & Jill bathroom. Outside, the property features a paved driveway to the front, providing ample off-street parking. To the rear, an enclosed garden offers a patio seating area, a lawn and a range of plants and shrubs creating an ideal outdoor space for the warmer months.

MUST BE VIEWED!







- Semi-Detached House
- Three Bedrooms
- Spacious Reception Room
- Modern Kitchen
- Utility Room & Downstairs WC
- Conservatory
- Four Piece Jack & Jill Bathroom
- Driveway
- No Upward Chain
- Popular Location









GROUND FLOOR

Entrance Hall

6'0" x 4'9" (1.85m x 1.45m)

The entrance hall has carpeted flooring and stairs, a radiator and single UPVC door providing access into the accommodation.

Living Room

17'10" x 11'1" (5.46m x 3.40m)

The living room has wood-effect flooring, coving to the ceiling, chimney breast with a wall mounted electric fire, two radiators and UPVC double-glazed bay window to the front elevation.

Conservatory

14'2" x 9'10" (4.32m x 3.00m)

The conservatory has wood-effect flooring, a radiator, a polycarbonate roof, a range of UPVC double-glazed windows, double French doors providing access to the rear garden.

Kitchen

13'5" x 10'0" (4.09m x 3.05m)

The kitchen has a range of fitted wall and base units with rolled-edge worktops, a stainless steel sink and a half with a drainer and mixer taps, an integrated oven with a gas ring hob, stainless steel splashback and over hood extractor fan, tiled flooring, partially tiled walls, a heated towel rail, a wall-mounted boiler, and two UPVC double-glazed windows to the side and rear elevations.

Utility Room & W/C

6'3" x 6'0" (1.93m x 1.85m)

The utility has a range of fitted base units with worktops, a stainless steel sink with drainer and taps, a low level flush W/C, space and plumbing for a washing machine, tiled flooring, an extractor fan and UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

The landing has carpeted flooring, a UPVC double-glazed obscure window to the rear elevation, access to the loft and access to the first floor accommodation.

Master Bedroom

10'4" x 9'10" (3.15m x 3.00m)

The main bedroom has wood-effect flooring, a radiator, ceiling coving, provides access to the Jack & Jill bathroom and a UPVC double-glazed window to the rear elevation.

Bedroom Two

11'3" x 7'10" (3.45m x 2.41m)

The second bedroom has carpeted flooring, radiator, provides access to the Jack & Jill bathroom and has a UPVC double-glazed window to the front elevation.

Bedroom Three

7'10" x 6'7" (2.41m x 2.03m)

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

Bathroom

12'9" x 4'11" (3.89m x 1.50m)

The bathroom has a low level flush W/C, a vanity storage unit with a wash basin, a free-standing bath with mixer taps and a handheld shower head, a separate shower enclosure with an electric shower fixture, a wall-mounted electric shaving point, an extractor fan, wood-effect flooring, partially tiled walls, and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front is a block-paved driveway providing ample off-street parking with a range of plants and shrubs, gated access to the rear garden and fence panelling boundaries.

Rear

To the rear is an enclosed rear garden with a paved seating area, lawn, a range of decorative plants and shrubs and fence panelling boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach

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 – 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

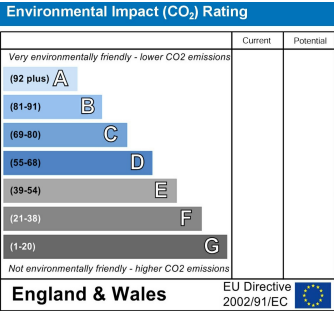
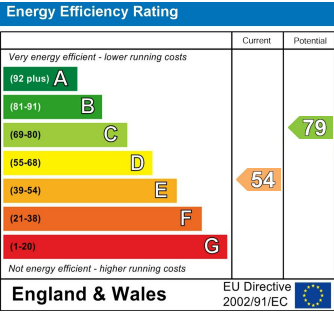
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

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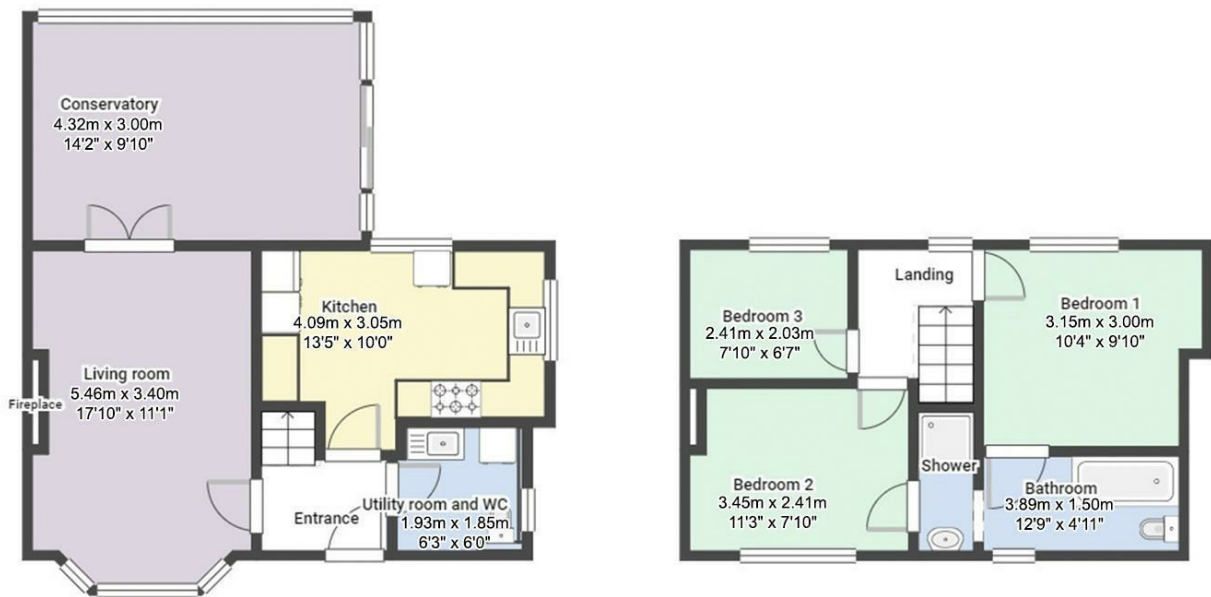
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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