

HoldenCopley

PREPARE TO BE MOVED

Mill Crescent, Arnold, Nottinghamshire NG5 7AW

£240,000

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NO UPWARD CHAIN...

This three-bedroom semi-detached house is an ideal choice for first-time buyers and is offered to the market with no upward chain. It sits in a quiet, private cul-de-sac close to Arnold High Street, giving you easy access to a wide range of local amenities, including shops, cafes and excellent transport links. The ground floor opens with a welcoming entrance hall that leads into a bright bay-fronted living room. The fitted kitchen provides everything you need for everyday cooking, while the dining room offers a cosy spot for meals or relaxing with family. There is also a useful utility area that adds to the practicality of the layout. Upstairs, the home offers two double bedrooms, a comfortable single bedroom and a three-piece bathroom suite. The property benefits from a new front door and new flooring, giving it a fresh, modern feel. Outside, the property has a driveway to the front for off-road parking. The rear garden includes a patio seating area, a lawn and a selection of shrubs, creating a pleasant outdoor space to enjoy.

MUST BE VIEWED!





- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen & Utility Area
- Three-Piece Bathroom Suite
- Driveway
- Enclosed Garden
- No Upward Chain
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

11'10" x 5'10" (max) (3.63m x 1.80m (max))

The entrance hall has vinyl flooring, carpeted stairs, a radiator, a UPVC double-glazed obscure window to the front elevation and a single composite door providing access into the accommodation.

Living Room

13'6" x 11'5" (max) (4.12m x 3.49m (max))

The living room has carpeted flooring, a radiator, a recessed chimney breast alcove and a UPVC double-glazed bay window to the front elevation.

Kitchen

8'3" x 8'10" (max) (2.54m x 2.71m (max))

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and a swan neck mixer tap, a wall-mounted boiler, a radiator, vinyl flooring, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access to the rear garden.

Dining Room

9'10" x 9'1" (max) (3.02m x 2.79m (max))

The dining room has vinyl flooring, a radiator and a UPVC double-glazed window to the rear elevation.

Utility Area

4'3" x 2'4" (1.32m x 0.73m)

The utility area has vinyl flooring, space and plumbing for a washing machine and a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

8'10" x 5'10" (max) (2.70m x 1.79m (max))

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

Master Bedroom

11'6" x 11'5" (max) (3.52m x 3.49m (max))

The main bedroom has exposed wood flooring, a radiator, a UPVC double-glazed window to the front elevation.

Bedroom Two

11'7" x 8'9" (max) (3.54m x 2.68m (max))

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

Bedroom Three

7'5" x 5'10" (2.27m x 1.79m)

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

Bathroom

5'10" x 5'9" (1.78m x 1.77m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a handheld shower head, a radiator, partially panelled walls, exposed wood flooring and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking, hedge borders and fence panelling boundaries.

Rear

To the rear of the property is concrete patio area, a lawn, a range of shrubs, hedge borders 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 – No

Other Material Issues – No

Please note that the access road serving the property is unadopted and not maintained

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.

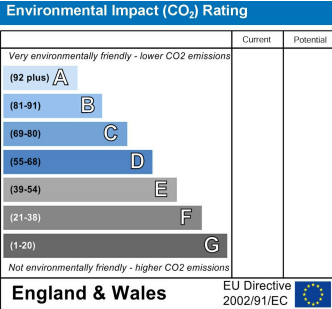
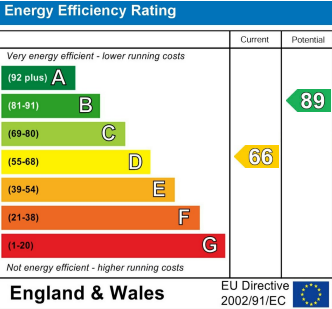
The vendor has advised the following:

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.

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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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