

# HoldenCopley

PREPARE TO BE MOVED

St. Albans Road, Arnold, Nottinghamshire NG5 6GS

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Guide Price £225,000

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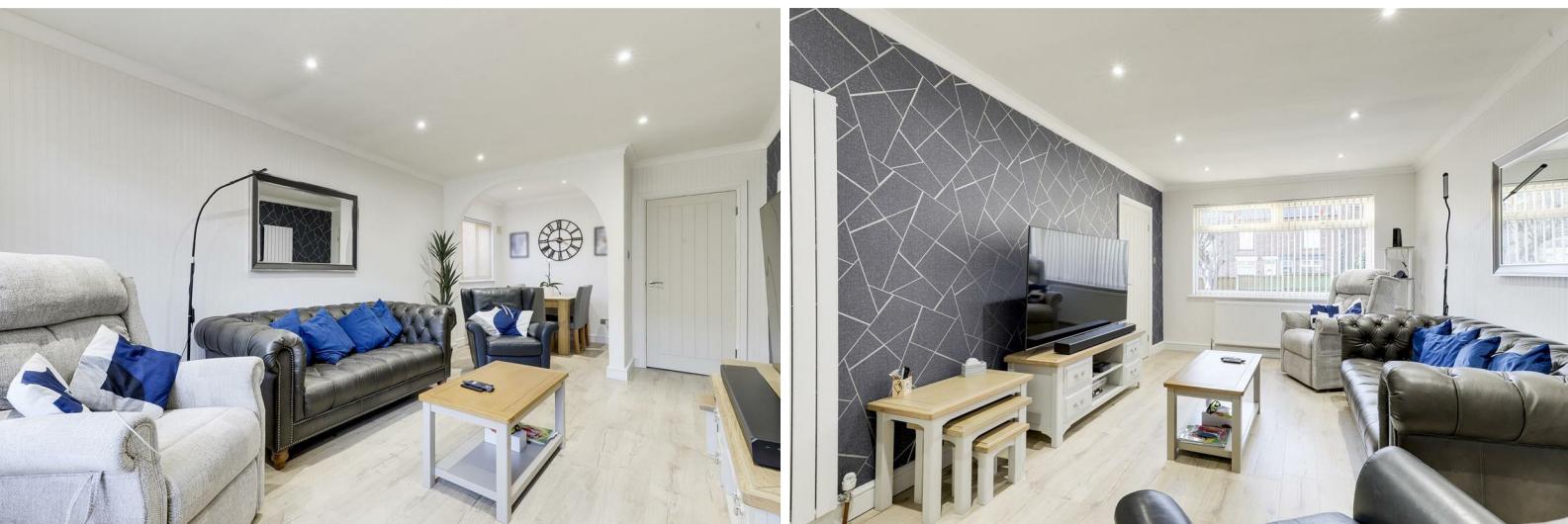


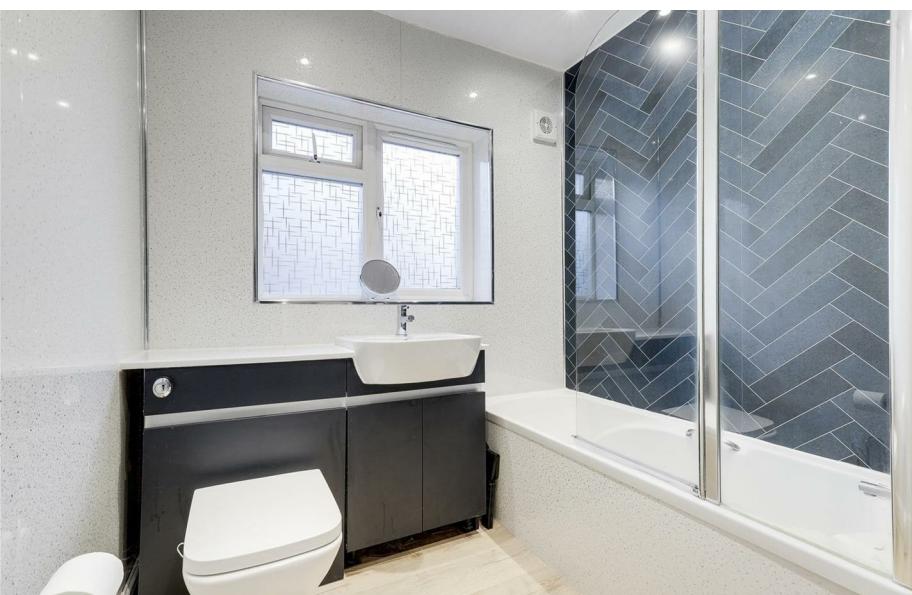
GUIDE PRICE £225,000 - £250,000

FULLY RENOVATED BUNGALOW...

This beautifully presented detached modern bungalow is located in the popular and convenient area of Arnold and has been fully renovated throughout to an exceptional standard. The property has undergone a comprehensive scheme of works including a full rewire, new radiators, a stylish new kitchen and bathroom, and attractive wooden flooring running seamlessly throughout, making it completely move-in ready. Internally, the accommodation comprises an inviting entrance hall, a spacious living room with open access to the dining area, a modern shaker-style fitted kitchen, two well-proportioned double bedrooms, and a contemporary three-piece bathroom suite. Outside, the property benefits from off-street parking, a garage, a low-maintenance rear garden, and a lawned front garden with decorative greenery. Positioned close to local amenities, transport links, and shops, this impressive bungalow offers modern single-storey living.

MUST BE VIEWED





- Detached Modern Bungalow
- Two Double Bedrooms
- Spacious Living Room
- Open Access Dining Room
- Modern Fitted Kitchen
- Three Piece Bathroom
- Fully Renovated Throughout
- Off-Street Parking & Garage
- Convenient Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

12'4" x 3'11" (3.76 x 1.21)

The entrance hall has wooden flooring, a radiator, coving to the ceiling, recessed spotlights, access to the loft, and a UPVC door providing access into the accommodation.

### Living Room

15'11" x 10'10" (4.86 x 3.31)

The living room has wooden flooring, a radiator, a vertical radiator, coving to the ceiling, recessed spotlights, a UPVC double-glazed window to the front elevation, and open access to the first floor accommodation.

### Dining Room

6'8" x 6'5" (2.05 x 1.98)

The dining room has wooden flooring, a radiator, coving to the ceiling, recessed spotlights, and a UPVC double-glazed window to the side elevation.

### Kitchen

11'0" x 7'11" (3.37 x 2.43)

The kitchen has a range of fitted shaker style base and wall units with wood-effect worktops, a composite sink and a half with a swan neck mixer tap and drainer, an integrated oven, an integrated gas hob, space and plumbing for a washing machine, space and plumbing for a slimline dishwasher, space for a fridge freezer, wooden flooring, waterproof splash backs, an extractor fan, recessed spotlights, a UPVC double-glazed window to the front elevation, and a UPVC door providing side access.

### Master Bedroom

11'1" x 9'10" (3.39 x 3.01)

The main bedroom has wooden flooring, a radiator, recessed spotlights, and a UPVC double-glazed window to the rear elevation.

### Bedroom Two

11'1" x 7'0" (3.38 x 2.15)

The second bedroom has wooden flooring, a radiator, fitted mirrored sliding door wardrobes, recessed spotlights, and a UPVC double-glazed window to the rear elevation.

### Bathroom

7'9" x 6'8" (2.38 x 2.04)

The bathroom has a concealed low level flush W/C, a vanity style wash basin with a mixer tap, a panelled bath with a wall-mounted handheld shower fixture, wooden flooring, partially tiled walls, partially waterproof panelled walls, a chrome heated towel rail, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

## OUTSIDE

### Front

To the front of the property is a shared pathway, a lawn with trees, and boundaries made up of fence panelling and hedges.

### Rear

To the rear of the property is a low maintenance garden with a greenhouse, access to the garage, 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 – 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 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:

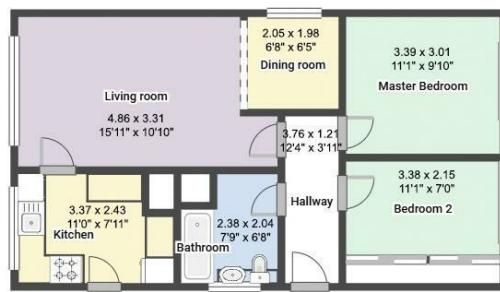
Property Tenure is freehold.

Agents Disclaimer: HoldenCopley, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**This floorplan is for illustrative purposes only.**

All measurements, positions of walls, doors, windows, fittings and appliances are approximate, not to scale and should not be relied upon as a statement of fact. HoldenCopley, their clients and employees are not authorised to make or give any representations or warranties in relation to the property. No responsibility is taken for any statement that may be made in these particulars, which do not form part of any offer or contract. Areas, measurements and distances are approximate. Text, photographs and plans are for guidance only and may not be comprehensive. Planning, building regulation or other consents should not be assumed, and no services or equipment have been tested. Purchasers must make their own investigations before entering any agreement.

**0115 8969 800**

**26 High Street, Arnold, Nottinghamshire, NG5 7DZ**

**info@holdencopley.co.uk**

**www.holdencopley.co.uk**