

HoldenCopley

PREPARE TO BE MOVED

Holkham Close, Arnold, Nottinghamshire NG5 6PU

£220,000

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SEMI DETACHED HOUSE...

Situated in a sought-after area, this semi-detached house is perfect for a range of buyers. Ideally located close to shops, schools, and other local amenities, it also benefits from excellent transport links, making commuting easy. The ground floor features a welcoming hallway, a spacious living room with a bow window, a feature fireplace, and access to a fitted kitchen/diner that leads to the rear garden. Upstairs, the property offers two well-proportioned bedrooms, with the main bedroom benefiting from fitted wardrobes. A modern three-piece bathroom suite completes the first floor. Externally, the property boasts a driveway to the front and gated access to the rear garden with a patio area, lawn, and an outside tap. A single garage offers ample storage, with an up-and-over door, a side window, and a door leading into the garden. The garden is enclosed with fence panels, ensuring privacy.

MUST BE VIEWED





- Semi Detached House
- Two Bedrooms
- Spacious Living Room
- Fitted Kitchen / Diner
- Three-Piece Bathroom Suite
- Garage & Driveway
- Enclosed Rear Garden
- Popular Location
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Hallway

5'3" x 4'11" (1.62 x 1.51)

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

Living Room

17'0" x 13'6" (5.20 x 4.12)

The living room has a UPVC double glazed bow window to the front elevation, a radiator, a TV point, a feature fireplace with a decorative surround, and wood-effect flooring.

Kitchen/Diner

13'6" x 8'2" (4.12 x 2.49)

The kitchen diner has a range of fitted base and wall units with worktops, a stainless steel sink and half with a mixer tap and drainer, an integrated oven, gas ring hob and extractor fan, an integrated dishwasher, space and plumbing for a washing machine, space for a fridge freezer, space for a dining table, a radiator, a wall-mounted boiler, recessed spotlights, two UPVC double glazed windows to the rear elevation, and a UPVC door opening to the rear garden.

FIRST FLOOR

Landing

6'11" x 2'11" (2.11 x 0.91)

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

Master Bedroom

13'7" x 10'4" (4.16 x 3.15)

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

Bedroom Two

11'5" x 7'7" (3.48 x 2.32)

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

Bathroom

8'0" x 5'6" (2.44 x 1.70)

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 wall-mounted electric shower fixture, a handheld shower fixture, a chrome heated towel rail, partially tiled walls, and wood-effect flooring.

OUTSIDE

Front

To the front of the property is a driveway, and gated access to the rear garden.

Rear

To the rear is an enclosed rear garden, a patio area, an outside tap, a lawn, access into the garage, a fence panelled boundary, and gated access.

Garage

The garage has an up-and-over door, ample, storage space, a window to the side elevation, and a single door opening out to the rear garden.

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 1000Mbps and Upload Speed 100Mbps

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:

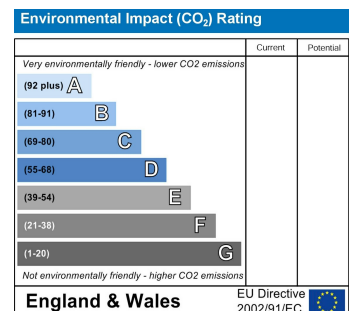
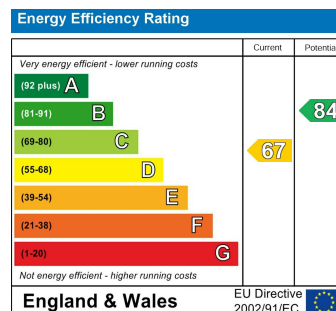
Property Tenure is Freehold

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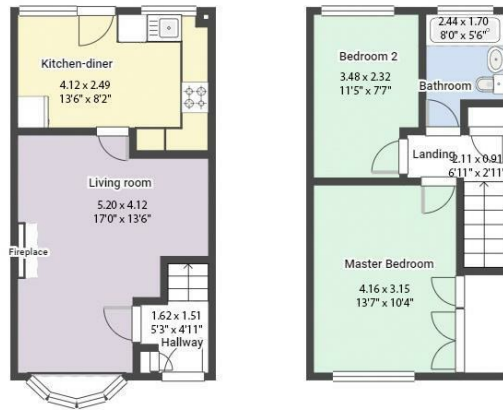
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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