

HoldenCopley

PREPARE TO BE MOVED

Arthur Street, Netherfield, Nottinghamshire NG4 2HP

Guide Price £150,000 - £160,000

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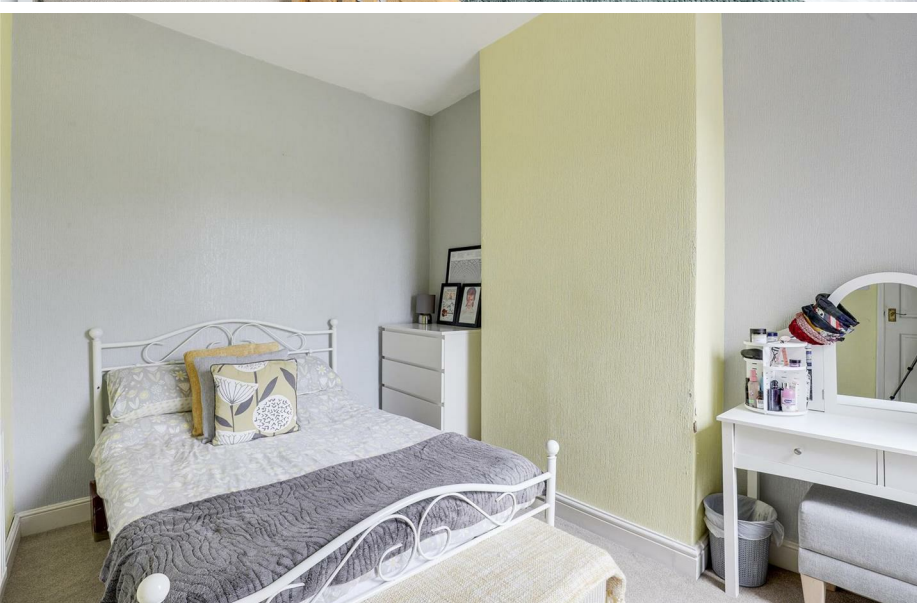
GUIDE PRICE: £150,000 - £160,000

PERFECT FIRST-TIME BUY...

This charming two-bedroom mid-terraced house is beautifully presented, making it an ideal purchase for first-time buyers or investors alike. Located in a popular area, the property is within easy reach of various local amenities, shops, retail parks, and boasts excellent commuting links, with convenient access to the City Centre. The ground floor features two inviting reception rooms and a well-equipped fitted kitchen, providing ample space for both living and entertaining. Upstairs, the first floor comprises two spacious double bedrooms, both serviced by a contemporary bathroom suite. Externally, the property offers on-street parking at the front and a private garden to the rear, complete with a delightful decking area perfect for outdoor relaxation and entertaining. This home combines comfort, convenience, and a sought-after location, making it a standout choice.

MUST BE VIEWED





- Mid-Terraced House
- Two Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Private Garden
- Well-Presented Throughout
- Close To Local Amenities
- Perfect First-Time Buy
- Must Be Viewed





GROUND FLOOR

Dining Room

11'6" x 11'6" (3.51m x 3.51m)

The dining room has a UPVC double-glazed window to the front elevation, wood-effect flooring, coving to the ceiling, a radiator, a recessed chimney breast alcove with a wooden beam, storage in the alcove, a ceiling rose, and a single UPVC door providing access into the accommodation.

Living Room

14'9" max x 11'6" (4.51m max x 3.51m)

The living room has a UPVC double-glazed window to the rear elevation, carpeted flooring, coving to the ceiling, a TV point, and a radiator.

Kitchen

10'2" x 5'10" (3.11m x 1.78m)

The kitchen has a range of fitted base and wall units with worktops, a ceramic sink and a half with a swan neck mixer tap and drainer, an integrated double oven with a gas hob and extractor fan, space for a fridge freezer, space and plumbing for a washing machine, vinyl flooring, tiled splashback, a UPVC double-glazed window to the side elevation, and a single UPVC door providing access to the garden.

FIRST FLOOR

Landing

The landing has carpeted flooring, a radiator, a panelled feature wall, and provides access to the first floor accommodation.

Bedroom One

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

The first bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, and an in-built cupboard.

Bedroom Two

11'6" x 8'5" (3.52m x 2.57m)

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

Bathroom

10'2" x 5'10" (3.10m x 1.79m)

The bathroom has a low level dual flush W/C, a wall-mounted wash basin, a double-ended bath with central taps and a pull-out handheld shower head, a wall-mounted electric shower fixture, floor to ceiling tiles, a heated towel rail, an in-built cupboard, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

To the front of the property is on-street parking, and to the rear is a private garden with a lawn, a decking area, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband – Fibre

Broadband Speed - Ultrafast 1000 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – 3G / 4G / 5G

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Area - medium risk of surface water flooding / medium risk of flooding from rivers and the sea

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – Slight damp issues.

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.

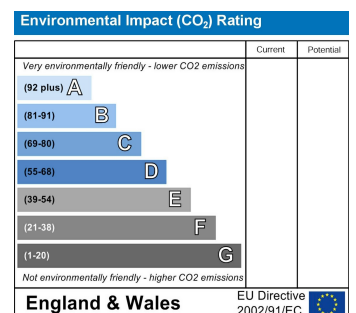
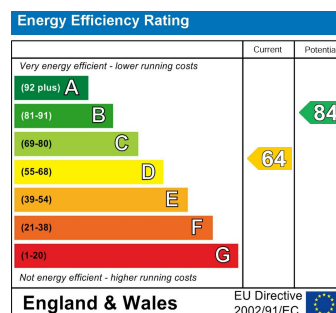
The vendor has advised the following:

Property Tenure is Freehold

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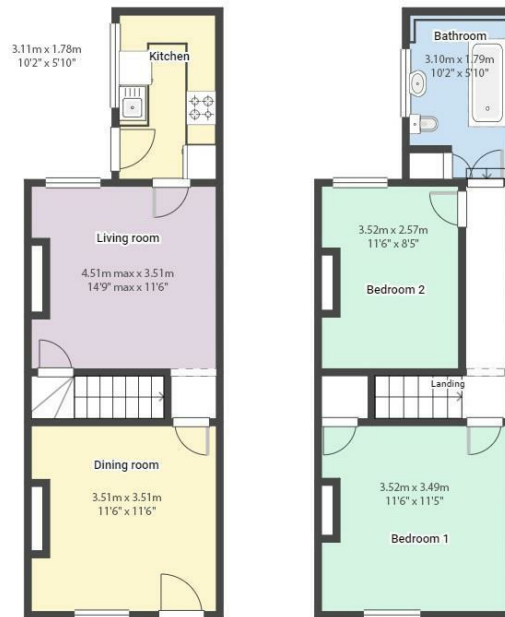
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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