

HoldenCopley

PREPARE TO BE MOVED

Arthur Street, Netherfield, Nottinghamshire NG4 2HP

Guide Price £150,000 - £160,000

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PERFECT FOR FIRST TIME BUYERS...

Situated in a popular area, this two bedroom mid-terrace home is within easy reach of various local amenities, shops, retail parks, and boasts excellent commuting links, with convenient access to the City Centre. A great home for first time buyers looking to get on the property ladder and investors looking for a great opportunity for an addition to their portfolio. Internally, the ground floor features two inviting reception rooms with feature fireplaces and a fitted kitchen, providing ample space for both living and entertaining. Upstairs, the first floor comprises two spacious bedrooms, both serviced by a three piece bathroom suite. Externally, the property offers on-street parking at the front and a private garden to the rear, complete with a lawn and seating 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 Terrace House
- Two Bedrooms
- Living Room With Feature Fireplace
- Dining Room With Feature Fireplace
- Fitted Kitchen
- Three Piece Bathroom Suite
- Private Enclosed Garden
- Convenient Location
- Perfect For First Time Buyers
- Must Be Viewed





GROUND FLOOR

Living Room

12*7" x 11*9" (3.84 x 3.59)

The living room has carpeted flooring, a feature fireplace with a decorative surround, a TV-point, a radiator, a UPVC double-glazed window to the front elevation, a single UPVC door providing access into the accommodation, and open access into the dining room.

Dining Room

10*9" x 9*4" (3.30 x 2.87)

The dining room has carpeted flooring, a feature fireplace with a decorative surround, an in-built storage cupboard, a radiator, and a UPVC double-glazed window to the rear elevation.

Kitchen

8*4" x 6*5" (2.55 x 1.98)

The kitchen has a range of fitted base and wall units with rolled-edge wood-effect worktops, a stainless steel sink with a mixer tap and a drainer, space for a freestanding cooker, space and plumbing for a washing machine and tumble dryer, tiled flooring, partially tiled walls, coving to the ceiling, UPVC double-glazed windows to the rear and side elevations, and a single UPVC door leading out to the rear garden.

FIRST FLOOR

Landing

10*9" x 2*2" (3.30 x 0.68)

The landing has carpeted flooring, an open storage cupboard with access to the loft, and provides access to the first floor accommodation.

Master Bedroom

12*11" x 11*9" (3.96 x 3.59)

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

Bedroom Two

10*10" x 6*9" (3.32 x 2.07)

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

Bathroom

8*4" x 6*5" (2.55 x 1.98)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted shower fixture, tiled flooring, partially tiled walls, a radiator, a wall-mounted combi boiler, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is availability for street parking.

Rear

To the rear of the property is an enclosed garden with a lawn, a patio seating area, gated access, and boundaries made up of brick wall and fence panelling.

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) 1000 Mbps (Highest available upload speed)

Phone Signal – some 5G and all 4G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Low risk of surface water flooding

Medium risk of rivers & seas flooding

Non-Standard Construction – No

Any Legal Restrictions – No

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.

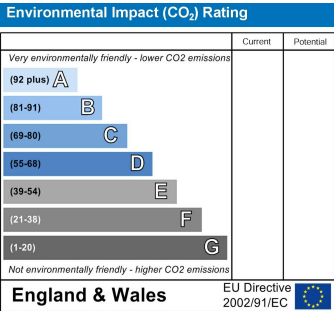
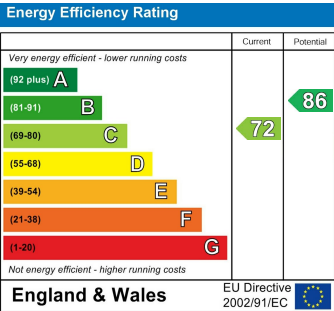
The vendor has advised the following:

Property Tenure is Freehold.

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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 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.

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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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