

# HoldenCopley

PREPARE TO BE MOVED

Duke Street, Arnold, Nottingham NG5 6GQ

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£800 PCM

WELL PRESENTED THROUGHOUT...

This well-presented two-bedroom end-terrace house offers spacious and neutrally decorated accommodation with ample built-in storage throughout. Coming to the market unfurnished, it is ideal for couples or working professionals seeking a home in the popular Arnold area, conveniently close to shops, eateries, and transport links to the City Centre. The ground floor features a generous living room with a charming feature fireplace, a separate dining room and a modern fitted kitchen equipped with integrated appliances and space for additional freestanding appliances. Upstairs, there are two well-sized bedrooms served by a stylish three-piece bathroom suite. Externally, the property benefits from a courtyard-style front garden with on-street parking available, while the rear boasts an enclosed garden with a paved seating area, enclosed by a fence and wall—perfect for summer relaxation.

This property is a must-see—contact us today to arrange a viewing!

AVAILABLE NOW



**Due to high demand on this property, we are no longer accepting viewings.**

Please visit our website for more available properties.





- End Terrace House
- Two Bedrooms
- Modern Fitted Kitchen
- Spacious Living Room With Feature Fireplace
- Separate Dining Room
- Three Piece Bathroom Suite
- Ample in-Built Storage
- Un-Furnished
- On-Street Parking Available
- Popular Location

ACCOMMODATION

GROUND FLOOR

Living Room

11'10" x 10'11" (3.63m x 3.35m)

The living room has carpeted flooring, coving to the ceiling, TV point, radiator, chimney breast with a feature fireplace, electric fire with a tiled decorative surround and a mantelpiece, radiator, UPVC double glazed windows to the front elevation with curtains and a single UPVC door providing access into the accommodation

Dining Room

11'10" x 10'11" (3.63m x 3.33m)

The dining room has carpeted flooring and stairs, radiator, range of fitted shelves and a UPVC double glazed window to the rear elevation

Kitchen

17'6" x 5'9" (5.35m x 1.76m)

The kitchen has wood effect laminate flooring, partially tiled walls, a range of fitted wall and base units with fitted worksurfaces, stainless steel sink and a half with a drainer and mixer taps, freestanding oven with electric hobs and an extractor fan, space and plumbing for a washing machine and fridge/freezer, radiator, two UPVC double glazed windows and a single UPVC door providing access to the rear garden

FIRST FLOOR

Landing

15'1" x 8'0" (4.61m x 2.45m)

The landing has carpeted flooring, loft hatch and provides access to the first floor accommodation

Master Bedroom

11'11" x 11'1" (3.65m x 3.38m)

The main bedroom has carpeted flooring, chimney breast, radiator and UPVC double glazed window with curtains

Bedroom Two

12'0" x 7'10" (3.67m x 2.39m)

The second bedroom has carpeted flooring, in-built storage cupboard, radiator and a UPVC double glazed window with curtains

Bathroom

7'10" x 5'10" (2.39m x 1.79m)

The bathroom has wood effect vinyl flooring, partially tiled walls, pedestal washbasin with taps, wall mounted vanity cupboard, low level dual flush WC, panelled bath with mixer taps and a shower over with a shower screen, radiator and a UPVC double glazed obscure window

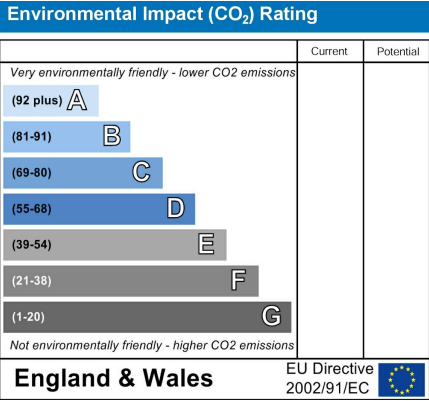
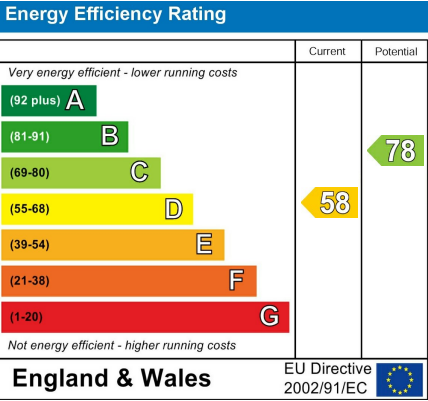
OUTSIDE

FRONT

To the front is a courtyard style garden with availability for on-street parking

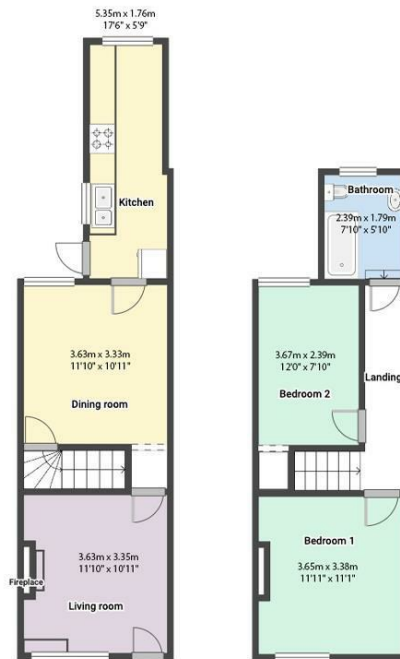
REAR

To the rear is an enclosed garden with a paved seating area with a fence and wall surround



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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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