

# HoldenCopley

PREPARE TO BE MOVED

Howbeck Road, Arnold, Nottinghamshire NG5 8PE

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£895 PCM

Howbeck Road, Arnold, Nottinghamshire NG5 8QE



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## TWO BEDROOM TOWNHOUSE...

This well-presented two-bedroom Georgian-style townhouse is situated in a highly regarded area of Arnold, conveniently located close to a range of local amenities, retail facilities and excellent transport links to Nottingham City Centre. Internally the ground floor comprises an inviting entrance hall, a generously proportioned lounge and a fitted contemporary kitchen/dining area with a range of integrated appliances with additional space for freestanding appliances. To the first floor, the accommodation offers two spacious well proportioned bedrooms and a three-piece bathroom suite. Externally, the property benefits from a lawned front garden. To the rear, there is an enclosed garden with a lawn and patio area, in addition to off-street parking. This outdoor space provides an ideal setting for relaxation and entertaining during the summer months.

MUST BE VIEWED





- End Townhouse
- Two Bedrooms
- Modern Kitchen / Diner
- Spacious Living Room
- Three Piece Bathroom Suite
- Front & Rear Gardens
- Popular Location
- Allocated Parking
- 360 Virtual Tour Available
- Available Now











ACCOMMODATION

GROUND FLOOR

Entrance Hall

The entrance hall has wood effect flooring, carpeted stairs, a wall mounted radiator, a built in storage cupboard and a UPVC door providing access into the accommodation

Living Room

13'5" x 16'11" (4.09m x 5.17m)

The living room has wood effect laminate flooring, TV point, a wall mounted radiator, coving to the ceiling and a UPVC double glazed bow window to the front elevation

Kitchen / Diner

13'5" x 9'10" (4.09m x 3.02m)

The kitchen / diner has tiled flooring, partially tiled walls, a range of fitted base and wall units with wood effect work surfaces, an integrated oven with gas hobs and an extractor fan, tiled splash back, space and plumbing for a washing machine, space for a fridge freezer, a wall mounted radiator, a UPVC double glazed window to the rear elevation and UPVC double glazed patio doors both with fitted blinds providing access to the rear garden

FIRST FLOOR

Landing

The landing has carpeted flooring, a built in storage cupboard, loft hatch, smoke alarm and provides access to the first floor accommodation

Master Bedroom

10'2" x 13'11" (3.12m x 4.25m)

The main bedroom has wood effect flooring, built in storage cupboards, a wall mounted radiator and a UPVC double glazed window to the front elevation

Bedroom Two

7'7" x 11'2" (2.33m x 3.42m)

The second bedroom has wood effect flooring, a wall mounted radiator and a UPVC double glazed window to the rear elevation

Bathroom

5'6" x 6'0" (1.69m x 1.84m)

The bathroom has wood effect flooring, a low level flush W/C, a vanity wash basin with mixer taps and a tiled splash back, a panelled bath with taps, overhead shower and a screen, a wall mounted mirrored cabinet, part tiled walls, a chrome towel rail with a UPVC double glazed obscure window to the rear elevation

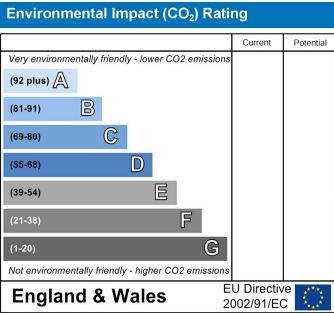
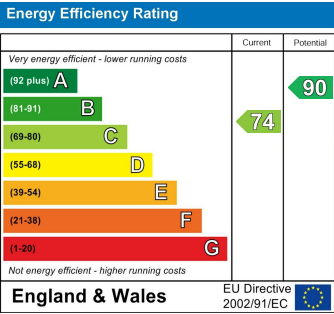
OUTSIDE

Front

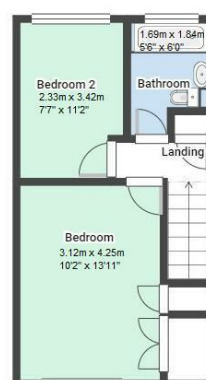
To the front there is a garden with a lawn, pathway and a fence surround

Rear

To the rear there is a garden with a lawn, patio area, a range of plants and shrubs, tree, space to the side of the property, fence panelling, gated access and parking is available



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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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