

HoldenCopley

PREPARE TO BE MOVED

Howbeck Road, Arnold, Nottinghamshire NG5 8PA

£895 PCM

LOCATION, LOCATION LOCATION...

A well-presented two-bedroom mid-terrace house is now available to the market unfurnished, offering spacious accommodation with a neutral décor throughout and ample in-built storage across two floors. The ground floor features an inviting entrance hall, a generously sized living room and a fitted kitchen/diner equipped with a mix of integrated and freestanding appliances. Upstairs, the property comprises two well-proportioned bedrooms—each with built-in wardrobes—and a modern three-piece shower suite. Externally, the front garden is low maintenance, with gravelled areas, plants, and shrubs, along with a pathway leading to the entrance and on-street parking available. To the rear, there is a private enclosed garden with a patio, mature planting, a fence surround and gated access. The property also benefits from off-street parking and garage access at the rear. Situated in the popular area of Arnold, the home is conveniently located near shops, eateries and transport links into Nottingham City Centre. Ideal for couples or working professionals, the property is available for immediate occupancy. Contact us today to arrange a viewing.

AVAILABLE NOW!



- Mid Town House
- Two Double Bedrooms
- Good Sized Lounge
- Modern Kitchen Diner
- Modern Three Piece Shower Suite
- Ample In-Built Storage Throughout
- Low Maintenance Garden
- Garage & Off-Street Parking Available
- Popular Location
- 360 Virtual Tour

ACCOMMODATION

GROUND FLOOR

Entrance Hallway

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

Living Room

13'5" x 16'11" max (4.11m x 5.16m max)

The living room has wood effect laminate flooring, radiator and a UPVC double glazed bay window

Kitchen/Diner

10'7" x 13'5" (3.23m x 4.09m)

The kitchen/diner has tiled flooring, partially tiled walls, a range of fitted wall and base units with fitted worksurfaces, space for a fridge/freezer, space and plumbing for a washing machine, integrated oven with gas hobs and an extractor fan, stainless steel sink and a half with a drainer and mixer taps, space for a dishwasher, space for a dining table and chairs, radiator, a range of UPVC double glazed windows and a single UPVC door providing access to the rear garden

FIRST FLOOR

Landing

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

Master Bedroom

14'0" x 10'2" (4.28m x 3.11m)

The main bedroom has wooden flooring, a range of in-built wardrobes, radiator and a UPVC double glazed window

Bedroom Two

11'1" x 7'7" (3.38m x 2.32m)

The second bedroom has carpeted flooring, in-built wardrobe, radiator and a UPVC double glazed window

Shower Room

8'3" x 5'5" (2.52m x 1.67m)

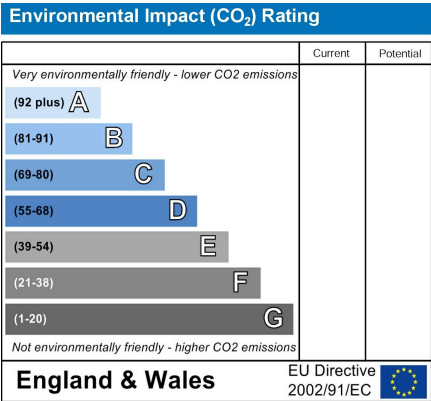
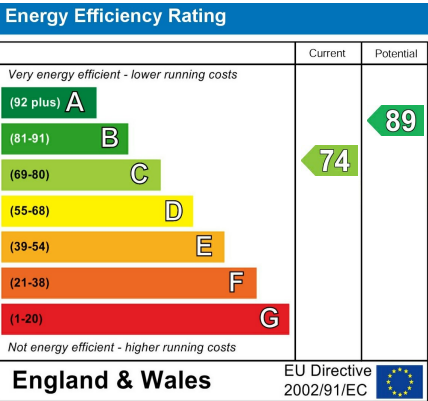
The shower room has tiled flooring and walls, walk in shower with a wall mounted mains-fed waterfall shower and a shower screen, low level dual flush WC, pedestal washbasin with mixer taps, wall mounted chrome heated towel rail and a UPVC double glazed obscure window

Outside - Front

To the front of the property there is a low maintenance garden with a gravelled area and range of plants/shrubs with a pathway leading to the accommodation with availability for on-street parking

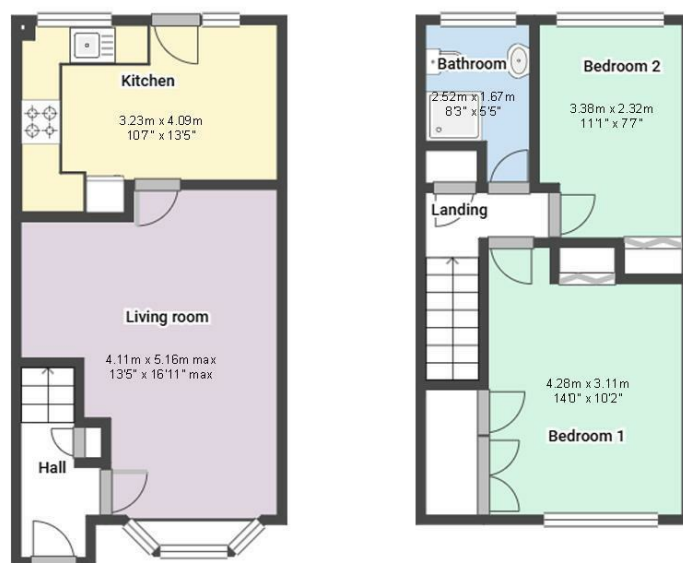
Outside - Rear

To the rear of the property there is a private, enclosed garden with patio area and a range of plants and shrubs with a fence surround and gated access. There is also availability for off-street parking to the rear with garage access



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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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