

HoldenCopley

PREPARE TO BE MOVED

Blakeney Walk, Arnold, Nottinghamshire NG5 6SF

£825 PCM

LOCATION, LOCATION, LOCATION...

This well presented town house is situated in the heart of the popular location Arnold, being hosted by a wide range of amenities such as shops, eateries and reliable transport links into Nottingham City Centre. This property is spacious throughout with ample in-built storage spanning over the two floors ideal for couples or working professionals. Internally the ground floor hosts a modern fitted kitchen, a great sized living room and to the first floor is two bedrooms serviced by a modern three piece bathroom suite. Outside to the front is a garden area with access to a garage and to the rear is a private enclosed garden with a patio/area surrounded by panelled fencing with access to a shed.

MUST BE VIEWED!



- Town House
- Two Bedrooms
- Modern Fitted Kitchen
- Spacious Living Room With Feature Fireplace
- Three Piece Bathroom Suite
- Neutral Decor Throughout
- Enclosed Rear Garden
- Garage
- Popular Location
- Available Mid June

GROUND FLOOR

Entrance Hallway

5'7" x 2'8" (1.71m x 0.82m)

The hall has carpeted flooring, a single UPVC door, a built in storage cupboard and provides access to the ground floor accommodation

Kitchen

7'8" x 5'7" (max) (2.34m x 1.72m (max))

The kitchen has a range of base and wall units with a rolled edge work surface, a stainless steel sink with drainer and mixer taps, an integrated oven with gas hobs and extractor fan, space for an under counter appliance, part tiled walls and a double glazed window

Living Room

13'10" x 13'8" (max) (4.24m x 4.17m (max))

The lounge has carpeted flooring, a gas fire with surround, radiator, TV point and double glazed patio doors providing access to the rear garden

FIRST FLOOR

Landing

9'11" x 5'6" (max) (3.04m x 1.70m (max))

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

Master Bedroom

10'10" x 10'9" (3.32m x 3.28m)

The main bedroom has carpeted flooring, a double glazed window, radiator and access to a storage cupboard

Bedroom Two

8'8" x 7'10" (max) (2.66m x 2.39m (max))

The second bedroom has carpeted flooring, a double glazed window, radiator and access to an in-built storage cupboard

Bathroom

6'3" x 5'9" (1.93m x 1.76m)

The bathroom has a panelled bath with a wall mounted electric shower, pedestal washbasin with mixer taps, low level flush WC, radiator and a double glazed obscure window


OUTSIDE

FRONT

To the front of the property there is a low maintenance garden with access to a garage

REAR

To the rear of the property there is an enclosed garden with a patio area, gravelled areas and a brick built shed with a fence surround

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	70	86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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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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