

1. Anti-Money Laundering (AML) Regulations: We are legally required to verify all purchasers. The cost is £24 (inc VAT) per person.
2. General: These sales particulars are intended as a general guide only. If any detail is especially important, please contact us—particularly if you're travelling a long distance to view.
3. Measurements: All measurements are approximate and provided for guidance only.
4. Services: Services, equipment, and appliances have not been tested. Buyers should arrange their own surveys or inspections.
5. These details are given in good faith but do not form part of any offer or contract. Information should be independently verified. Hannells Limited and its employees or agents are not authorised to make representations or warranties regarding the property.

View This Property!

Get in touch today on the contact details below and we'd be delighted to arrange a viewing of this property for you.

W: hannells.co.uk
E: chaddesden@hannells.co.uk
T: 01332 281400

Viewing Arrangements: Strictly by prior appointment with Hannells Estate Agents.

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Viewing Strictly By Appointment Only

We recommend our preferred partner law firms who are solicitors selected by Us for their experience and efficiency in providing conveyancing services. We receive a referral fee of between £225 - £250 per completed transaction.

We recommend our preferred partner Mortgage intermediaries who are mortgage specialists available to provide you with the advice you need. We receive a referral fee of approximately £350 per completed transaction.

We recommend our preferred partner Insurance Company who provide Buildings and Contents Insurance. We receive a referral fee of approximately £25 per completed transaction.

We recommend our preferred partner Removal Company for home removals. We receive a referral fee of £50 per completed transaction.

You are NOT obliged to use our preferred partner services.

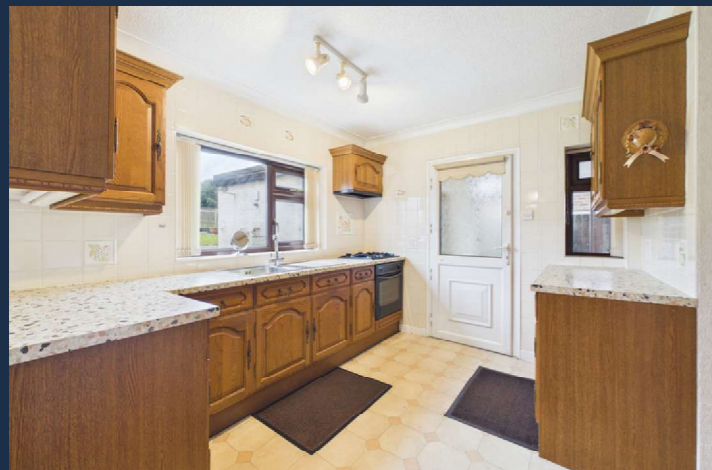
These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, their accuracy is not guaranteed and Hannells Ltd nor the vendors accept any liability of their contents. They do not constitute an offer for sale. Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification of information. The Property Misdescription Act 1991 – The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.

Arnhem Terrace, Spondon, DE21 7PS | Freehold

A traditional three-bedroom semi-detached home offering well-proportioned accommodation, ideal for first-time buyers or a growing family. Available with no upward chain, the property benefits from an extensive mature rear garden, off-road parking, and a carport.

- Spacious Three-Bedroomed Semi-Detached Home
- Ideal First Time Buy/Family Home
- Off-Road Parking, Carport And Extensive Rear Garden
- EPC Rating C, Standard Construction
- Council Tax Band A, Freehold





Full Description:

The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- reception hallway, kitchen with pantry, dining room and living room. There is a side entrance porch with access to a WC and walk-in utility/cupboard.

To the first floor the landing provides access to three bedrooms, bathroom and separate WC.

Outside, there is a garden area to the front elevation incorporating a driveway providing off-road parking and carport. There is an attached outhouse to the rear elevation and an extensive rear garden.

Arnhem Terrace is well situated for Spondon and its range of shops, schools and transport links together with road links including the A52, M1 motorway, A50 and Nottingham East Midlands Airport.

Room Measurements & Details:

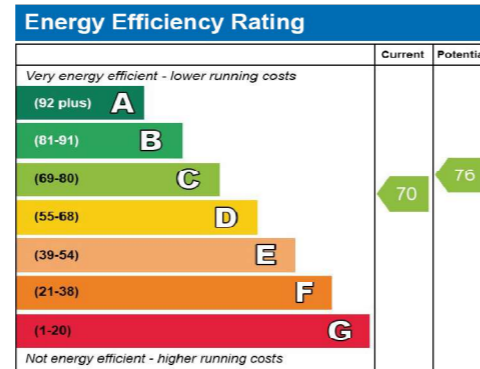
- Entrance Hall:** (3'11" x 9'5") 1.19 x 2.87
- Living Room:** (12'4" x 10'11") 3.76 x 3.33
- Dining Room:** (9'0" x 9'1") 2.74 x 2.77
- Kitchen:** (10'3" x 8'9") 3.12 x 2.67
- Side Entrance:** (6'5" x 3'9") 1.96 x 1.14
- WC:** (3'0" x 5'6") 0.91 x 1.68
- Storage:** (3'0" x 5'5") 0.91 x 1.65
- First Floor Landing:** (4'11" x 8'0") 1.50 x 2.44
- Bedroom One:** (11'5" x 9'2") 3.48 x 2.79
- Bedroom Two:** (9'9" x 10'9") 2.97 x 3.28
- Bedroom Three:** (6'7" x 7'11") 2.01 x 2.41
- WC:** (4'4" x 3'0") 1.32 x 0.91
- Bathroom:** (8'0" x 5'5") 2.44 x 1.65

Outside:

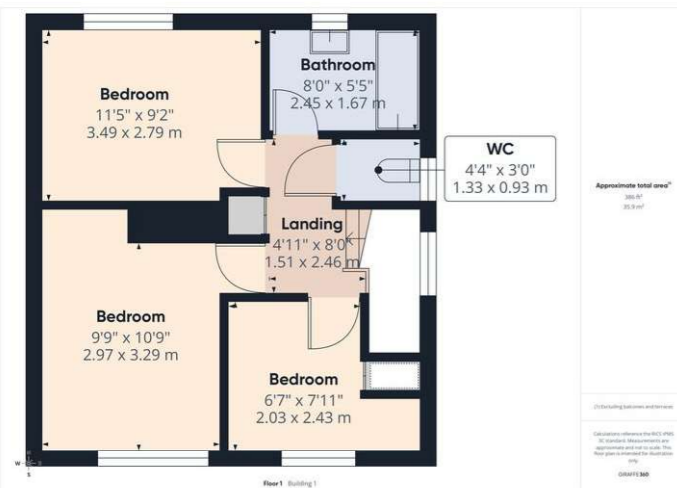
There are gardens to both front and rear elevations, the front incorporates a driveway providing off-road parking and access to a covered carport.

There is gated access to the side elevation leading to an attached outhouse 6'4" x 9'0" with light and power. There is an extensive rear garden which is laid mainly to lawn with greenhouse, garden shed and cold water tap.

A Moving Experience...



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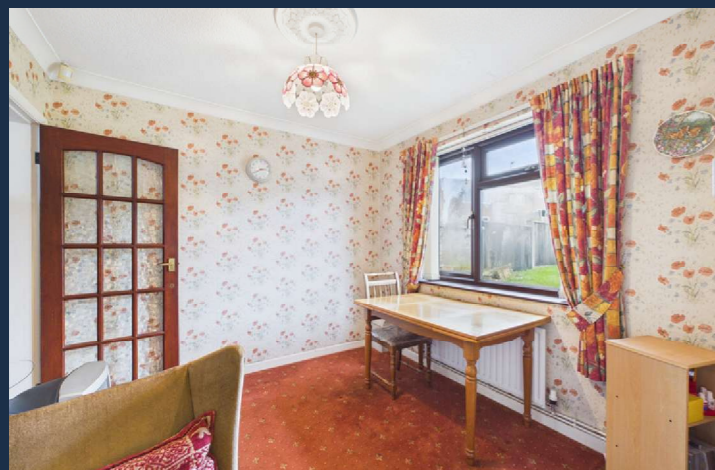
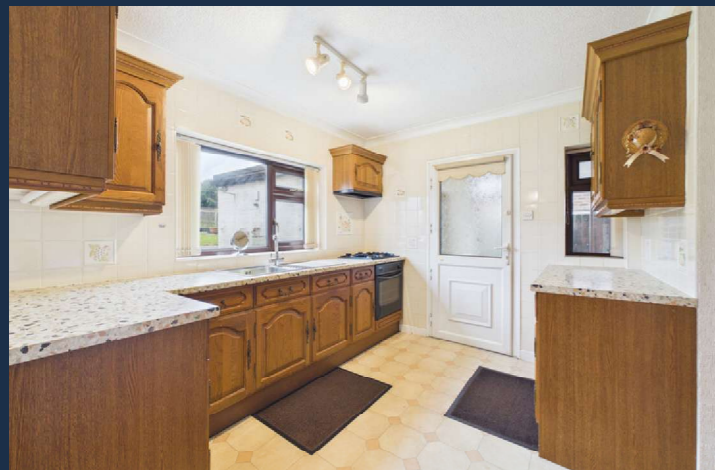
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- Council Tax Band A, Freehold





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