

# HoldenCopley

PREPARE TO BE MOVED

Gleneagles Drive, Arnold, Nottinghamshire NG5 8PP

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Guide Price £190,000



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GUIDE PRICE £190,000 - £200,000

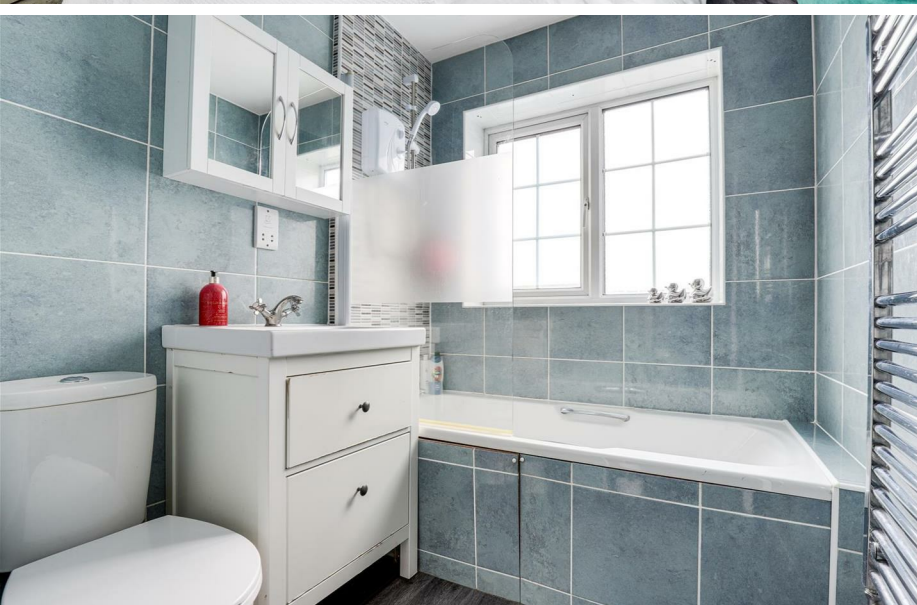
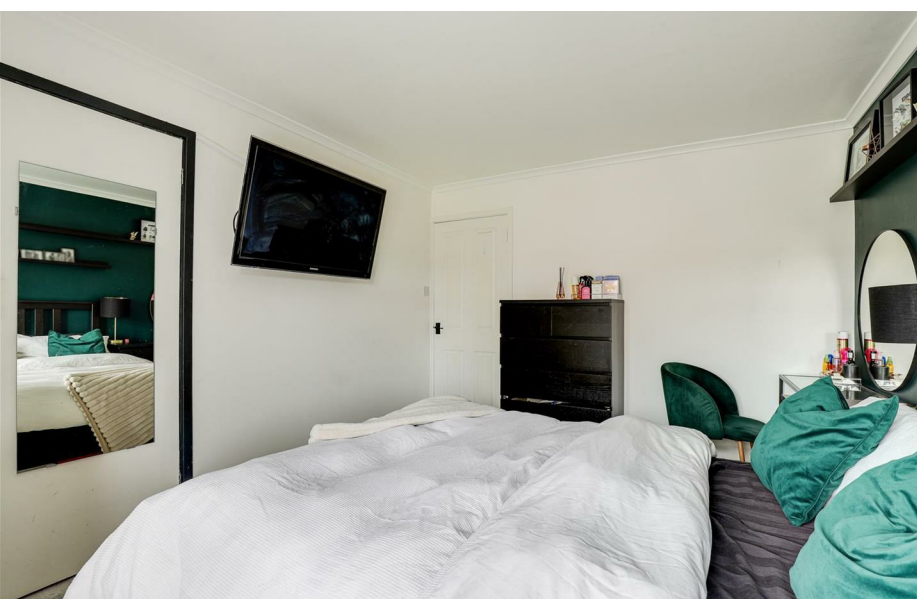
### THE PERFECT STARTER HOME...

This beautifully presented Georgian-style mid-terraced home offers a fantastic opportunity for first time buyers or downsizers looking for a property that is truly ready to move straight into. The home has been tastefully updated throughout and benefits from a range of recent improvements, including a newly landscaped rear garden with new fencing, a recently replaced boiler, a brand new shower, and a number of modern fixtures and fittings that enhance both comfort and style. Situated in the ever-popular area of Arnold, the property enjoys a convenient location close to a wide range of local amenities, shops, cafés and supermarkets, as well as excellent transport links into Nottingham City Centre. To the ground floor, the accommodation comprises an entrance hall leading through to a spacious and welcoming living room, along with a modern fitted kitchen diner. The first floor hosts a generous main bedroom complete with built-in wardrobe, a second well-proportioned bedroom, and a tiled three-piece bathroom suite. Outside, the property benefits from a rear garden featuring a sheltered patio area, ideal for outdoor dining or relaxing, along with gated access leading to off-road parking to the rear.

### MUST BE VIEWED







- Mid-Terraced House
- Two Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen Diner
- Three-Piece Bathroom Suite With Brand New Shower
- Recently Landscaped Garden With New Fencing
- Off-Road Parking To The Rear
- CCTV System Included
- Popular Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

6'11" x 2'11" (2.11m x 0.90m)

The entrance hall has laminate flooring, a fitted base cupboard, a radiator, carpeted stairs, and a single UPVC door providing access into the accommodation.

Living Room

13'5" x 14'10" (4.09m x 4.53m)

The living room has a UPVC double-glazed window to the front elevation, laminate flooring, coving to the ceiling, a TV point, and a radiator.

Kitchen / Diner

13'4" x 9'10" (4.08m x 3.02m)

The kitchen has a range of fitted base and wall gloss units with worktops, a ceramic sink and a half with a movable swan neck mixer tap and drainer, space for an integrated oven, an electric hob with an extractor hood, space and plumbing for a washing machine and a slimline dishwasher, space for a fridge freezer, space for a dining table, tiled flooring, tiled splashback, a recently installed boiler, coving to the ceiling, UPVC double-glazed windows to the rear elevation, and a single UPVC door providing access to the garden.

FIRST FLOOR

Landing

6'7" x 2'8" (2.03m x 0.82m)

The landing has laminate flooring, panelled walls, an in-built cupboard, and provides access to the first floor accommodation. Additionally, there is access to a boarded loft via a drop-down ladder.

Master Bedroom

10'2" x 11'11" (3.11m x 3.65m)

The main bedroom has a UPVC double-glazed bow window to the front elevation, a radiator, coving to the ceiling, wood-effect flooring, and an in-built wardrobe.

Bedroom Two

11'1" x 7'5" (3.40m x 2.28m)

The second bedroom has a UPVC double-glazed window to the rear elevation, laminate flooring, coving to the ceiling, and a radiator.

Bathroom

5'6" x 8'1" (1.70m x 2.48m)

The bathroom has a low level dual flush WC, a wash basin with fitted storage, a wall-mounted electrical shaving point, a tiled bath with a wall-mounted electric shower fixture and a glass shower screen, laminate flooring, fully tiled walls, a chrome heated towel rail, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a lawn with blue slate chippings, a patio area, external lighting, a CCTV camera, and an iron rail leading up to the front door.

Rear

To the rear of the property is a private enclosed garden with a lawned area, paved patio with gravelled borders, an outdoor tap, external power socket, courtesy lighting, a CCTV camera, a raised planter, a raised patio area with a wooden gazebo, fence panelled boundaries, and gated access to the off-road parking.

ADDITIONAL INFORMATION

- Broadband Networks Available - Virgin Media, Openreach
- Broadband Speed - Ultrafast available - 1000 Mbps (download) 100 Mbps (upload)
- Phone Signal – Good 4G / 5G coverage
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years+
- Flood Risk Area - High risk for surface water / very low risk for rivers & sea
- Non-Standard Construction – No
- Other Material Issues – No
- Any Legal Restrictions – No

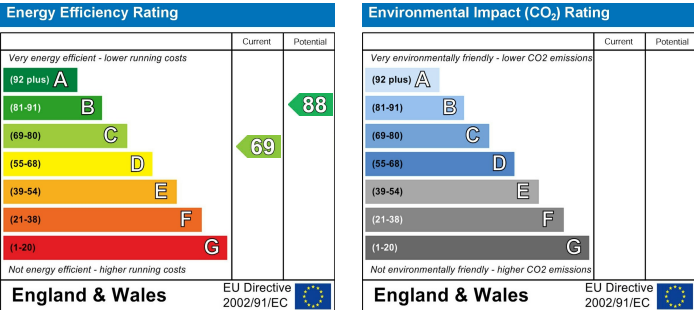
DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band B  
This information was obtained through the directgov website.  
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

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**This floorplan is for illustrative purposes only.**

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