

# HoldenCopley

PREPARE TO BE MOVED

Gilbert Boulevard, Arnold, Nottinghamshire NG5 7NA

---

Guide Price £235,000 - £245,000

Gilbert Boulevard, Arnold, Nottinghamshire NG5 7NA

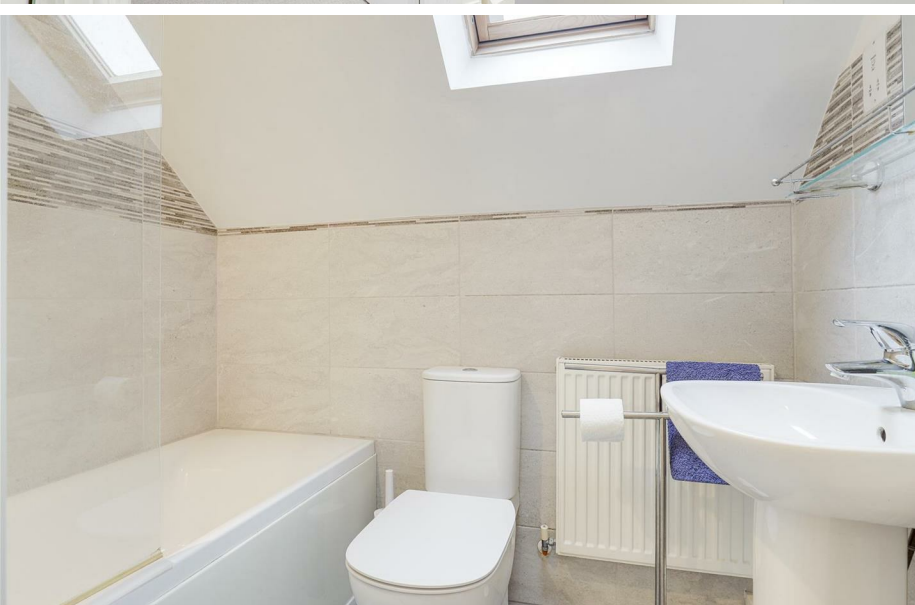
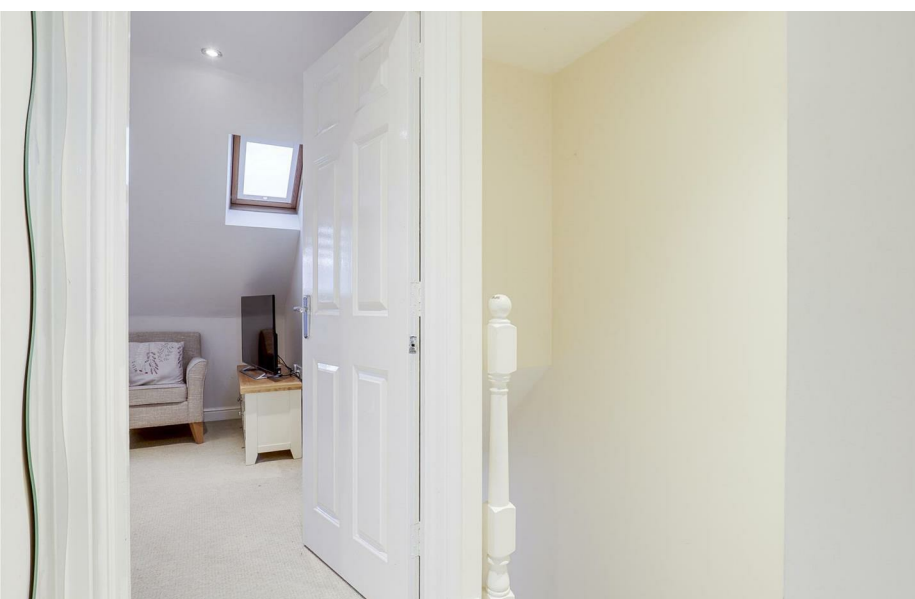


GUIDE PRICE £235,000 - £245,000

Nestled in a desirable location with excellent access to good schools, shops, and a variety of local amenities, this three-storey townhouse is a fantastic opportunity for a range of buyers. The ground floor welcomes you with an inviting entrance hall, leading to one of the three bedrooms, a convenient utility room, and a ground floor W/C. The first floor boasts a modern fitted kitchen and a spacious living room, perfect for relaxing or entertaining. On the second floor, you'll find two further bedrooms, one of which benefits from an en-suite, as well as a stylish three-piece family bathroom. Externally, the property offers a block-paved driveway with courtesy lighting and access to the garage at the front. The enclosed rear garden features a patio area, a gravelled section, an artificial lawn, a shed, and a gated fence-panelled boundary—ideal for outdoor enjoyment. This home provides both comfort and convenience, making it a must-see for prospective buyers.

must be viewed





- Three Bedroom House
- Living Room
- Fitted Kitchen & Utility
- Three-Piece Bathroom Suite & Ground Floor W/C
- En-Suite To The Main Bedroom
- Garage & Driveway
- Enclosed South Facing Rear Garden
- Excellent Transport Links
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has wood-effect flooring, carpeted stairs, an in-built cupboard, a radiator recessed spotlights, and a door providing access into the accommodation.

Bedroom Three

9’3" × 9’3" (2.84m × 2.82m)

The third bedroom has a UPVC double glazed window to the rear elevation, a radiator, and carpeted flooring.

Utility Room

6’7" × 5’2" (2.03m × 1.60m)

The utility room has a UPVC double glazed window to the rear elevation, fitted base units with worktops, a stainless steel sink and half with a mixer tap and drainer, space and plumbing for a washing machine, space for a tumble dryer, a radiator, a tilted splash back, tiled flooring, and a double glazed door opening to the rear garden.

W/C

This space has a low level flush W/C, a pedestal wash basin with a tiled splash back, a radiator, and tiled flooring.

FIRST FLOOR

Landing

The landing has a UPVC double glazed window to the front elevation, recessed spotlights, a radiator, carpeted flooring, and access to the first floor accommodation.

Living Room

16’3" × 10’11" (4.97m × 3.34m)

The living room has two UPVC double glazed windows to the rear elevation, a radiator, a TV point, recessed spotlights, and carpeted flooring.

Kitchen

9’6" × 14’9" (2.90m × 4.51m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and half with a mixer tap and drainer, an integrated oven, gas ring hob and extractor fan, an integrated fridge freezer, space for a dining table, a radiator, recessed spotlights, tiled splash back, tiled flooring, and a UPVC double glazed window to the front elevation.

SECOND FLOOR

Upper Landing

The upper landing has carpeted flooring, an in-built cupboard, recessed spotlights, and access to the first floor accommodation.

Bedroom One

12’6" × 10’11" (3.83m × 3.34m)

The first bedroom has a UPVC double glazed window to the front elevation, a Velux window, two in-built cupboards, a radiator, carpeted flooring, and access into the en-suite.

En Suite

9’2" × 4’9" (2.81m × 1.46m)

The en-suite has a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted shower fixture, recessed spotlights, a chrome heated towel rail, partially tiled walls, and tiled flooring.

Bedroom Two

10’5" × 9’3" (3.19m × 2.82m)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, recessed spotlights, access into the loft, and carpeted flooring.

Bathroom

6’7" × 5’6" (2.01m × 1.68m)

The bathroom has a Velux window, a low level flush W/C, a pedestal wash basin, a panelled bath with a handheld shower fixture, a radiator, recessed spotlights, partially tiled walls, and tiled flooring.

OUTSIDE

Front

To the front of the property is courtesy lighting, a block paved driveway with access into the garage.

Garage

The garage has ample storage, and an up-and-over door opening onto the driveway.

Rear

To the rear of the property is an enclosed garden with courtesy lighting, a patio area, a gravelled area, a shed, an artificial lawn, a fence panelled boundary, and gated access.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Fibre
- Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps
- Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 5G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Flood Defenses – No
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band C  
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.

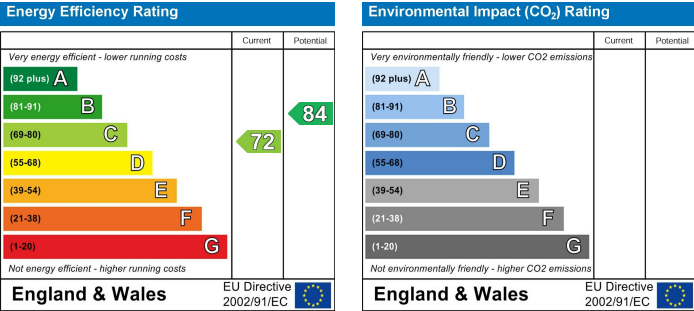
The vendor has advised the following:  
Property Tenure is Freehold  
Service charge per year £201.00

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



Gilbert Boulevard, Arnold, Nottinghamshire NG5 7NA



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.  
© HoldenCopley

**0115 8969 800**

**26 High Street, Arnold, Nottinghamshire, NG5 7DZ**

**info@holdencopley.co.uk**

**www.holdencopley.co.uk**

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.