

# HoldenCopley

PREPARE TO BE MOVED

Duke Street, Arnold, Nottinghamshire NG5 6GP

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Guide Price £170,000



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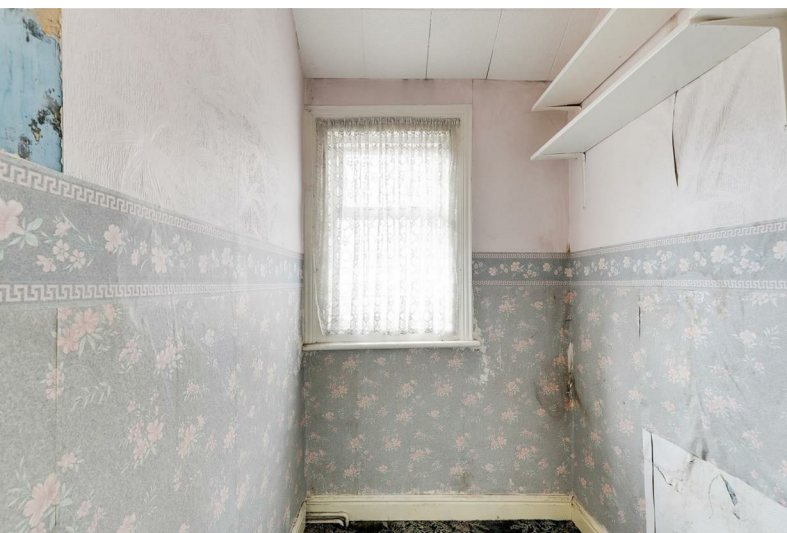




GUIDE PRICE £170,00 - £190,000

This end-terraced house presents an exciting opportunity for buyers looking to create their ideal home. Conveniently located close to local shops and a wide range of amenities, it offers plenty of potential for first-time buyers, families, or investors alike. Upon entering the property, you are invited into the hallway that leads to the ground floor's living spaces. The living room provides a comfortable area for relaxation, while the adjoining dining room offers a great space for family meals or entertaining guests. The fitted kitchen is practical and offers scope for further personalisation. On the first floor, the property features two generously sized bedrooms, both of which offer plenty of natural light. There is also a versatile office space, perfect for those working from home or in need of a study, and a contemporary three-piece bathroom suite, providing both style and functionality. Externally, the house benefits from a small courtyard at the front, adding to its curb appeal. To the rear, there is a low-maintenance garden, ideal for outdoor dining or relaxation. The garden also provides access to a useful outbuilding, offering additional storage or potential for conversion.

MUST BE VIEWED







- End Terraced House
- Two Bedrooms
- Office
- Living Room
- Dining Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Rear Garden
- Plenty Of Potential
- Must Be Viewed











GROUND FLOOR

Hallway

11'1" x 2'11" (3.40 x 0.89)

The hallway has carpeted flooring, a radiator, coving to the ceiling, and a solid wooden door providing access into the accommodation.

Living Room

11'4" x 11'1" (3.46 x 3.38)

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

Dining Room

12'5" x 11'5" (3.81 x 3.50)

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

Kitchen

10'4" x 8'11" (3.16 x 2.73)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven, a gas ring hob and extractor fan, space for an under-counter fridge, space and plumbing for a washing machine, an in-built cupboard, exposed flooring, a UPVC double glazed window to the rear elevation, and a UPVC door opening to the rear garden.

FIRST FLOOR

Landing

17'5" x 7'7" (5.31 x 2.33)

The landing has carpeted flooring, coving to the ceiling, and access to the first floor accommodation.

Master Bedroom

14'6" x 11'4" (4.43 x 3.47)

The main bedroom has two UPVC double glazed windows to the front elevation, a radiator, and carpeted flooring.

Bedroom Two

12'6" x 8'10" (3.83 x 2.70)

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

Office

6'0" x 4'3" (1.85 x 1.32)

The office has a UPVC double glazed window to the side elevation, and carpeted flooring.

Shower Room

8'11" x 8'11" (2.73 x 2.73)

The shower room has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted shower fixture, a radiator, an in-built cupboard, tiled splashback, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a small courtyard, and access to the rear garden.

Rear

To the rear of the property is a low-maintenance garden, and with access to the outbuilding.

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 1000Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

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 A

This information was obtained through the directgov website.

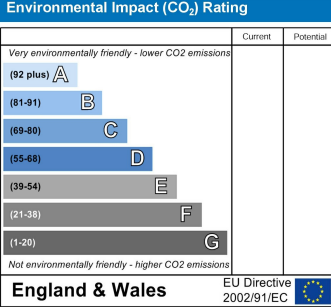
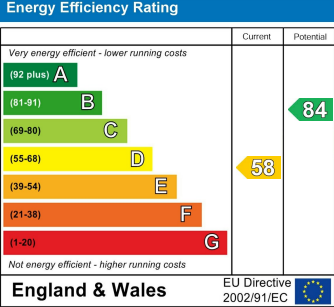
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

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## 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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