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**6 DANES CLOSE  
ARNOLD  
NOTTINGHAM  
NG5 8NU**



**£200,000**

**VIEWING**

By appointment through the selling agent on (0115) 9680809  
7 High Street, Hucknall, Nottingham, NG15 7HJ.

**TENURE**

Freehold

- Semi Detached Property
- Three Bedrooms
- Spacious Lounge & Dining Room
- Ground Floor W.C.
- Bathroom with Four-Piece White Suite
- In bay parking

## 6 DANES CLOSE, ARNOLD, NOTTINGHAM

This three-bedroom, semi-detached property is located within a popular residential area of Arnold, being conveniently located nearby various amenities including Bestwood Country Park and transport links to Nottingham City Centre. To the ground floor, this property boasts two spacious reception rooms, a kitchen and W.C. Upstairs, you'll find three bedrooms, two of which are doubles, and a sizeable family bathroom comprising a four-piece white suite. Externally, this property benefits from a good-sized frontage, also having a rear garden and in bay parking.

### HALLWAY

With access to the kitchen, lounge, dining room, this space comprises a radiator, wooden flooring, ceiling light point and stairs to first floor landing.

### LOUNGE

12'8" x 11'1" This spacious family room features a UPVC double glazed window to the rear, gas fireplace, radiator, ceiling light point and power points.



### KITCHEN

11'5" x 6'8" With a range of wall and base units in a white finish, with coordinating roll top work surfaces and tiled splashbacks, double drainer sink with mixer tap, space and plumbing for a variety of appliances, UPVC double glazed window to the front, tiled flooring, ceiling light point and power points.



## **6 DANES CLOSE, ARNOLD, NOTTINGHAM**

### **DINING ROOM**

**11'5" x 8'9"** This room provides ample space for dining, with UPVC double glazed window to the front, wooden flooring, radiator, ceiling light point and power points.



### **GROUND FLOOR W.C.**

**5'9" x 2'9"** With W.C, wash hand basin, UPVC double glazed opaque window to the rear and ceiling light point.

### **FIRST FLOOR LANDING**

With access to the three bedrooms and bathroom, having UPVC double glazed window to the side and ceiling light point.

### **BEDROOM ONE**

**12'10" x 11'5"** Double room with UPVC double glazed window to the front, fitted mirrored wardrobes, radiator, ceiling light point and power points.



## 6 DANES CLOSE, ARNOLD, NOTTINGHAM

### BEDROOM TWO

12'9" x 8'10" Double room with UPVC double glazed window to the rear, radiator, ceiling light point and power points.



### BEDROOM THREE

11'4" x 5'9" With UPVC double glazed window to the rear, radiator, ceiling light point and power points.



## 6 DANES CLOSE, ARNOLD, NOTTINGHAM

### BATHROOM

11'5" x 7'3" This sizeable bathroom is both stylish and functional; featuring a four-piece white suite comprising wash hand basin set into large vanity unit with mixer tap, W.C. with matching cabinetry, a whirlpool bath, separate shower cubicle, UPVC double glazed opaque window to the front, towel rail radiator, tiled walls and ceiling spotlights.



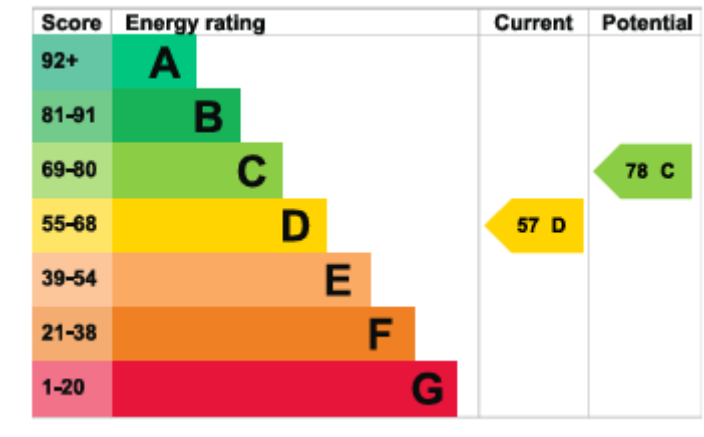
### OUTSIDE

This property benefits from a good-sized frontage, having a paved path leading to the front door, and gated access to the rear. The rear garden is well maintained, with a section laid to lawn and shed.



## 6 DANES CLOSE, ARNOLD, NOTTINGHAM

### EPC GRAPH



### ADDITIONAL INFORMATION

**Local Council** – Gedling Borough Council

**Council Tax Band** – A

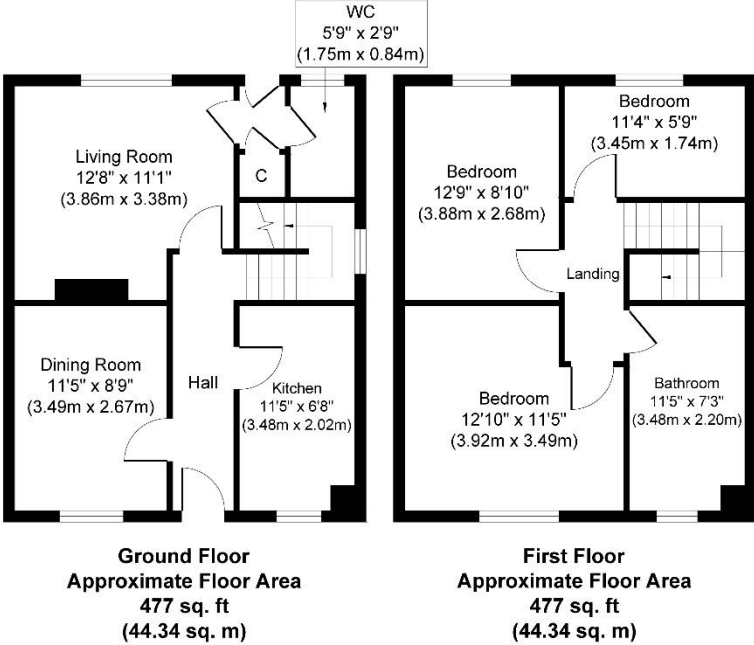
**Primary School** – Arnbrook Primary School

**Secondary School** – Redhill Academy

**Stamp Duty on Asking Price:** £1,700 (Additional costs may apply if being purchased as a second property)

6 DANES CLOSE, ARNOLD, NOTTINGHAM

**FLOOR PLAN**



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

## **6 DANES CLOSE, ARNOLD, NOTTINGHAM**

### **AGENTS NOTES**

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

### **MORTGAGE ADVICE**

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole marketplace.

They can select the best and most appropriate mortgage tailored to suit each individual purchaser's needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge\* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

\* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

### **THINKING OF SELLING**

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

### **THINKING OF RENTING**

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in-depth credit checks, enquiries and referencing to ensure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and *manage* the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our client's behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our client's investment.