

HoldenCopley

PREPARE TO BE MOVED

Orston Avenue, Arnold, Nottinghamshire NG5 7LH

Guide Price £255,000 - £285,000

Orston Avenue, Arnold, Nottinghamshire NG5 7LH



GUIDE PRICE £255,000 - £275,000

BEAUTIFULLY PRESENTED THROUGHOUT...

This beautifully presented three-bedroom semi-detached home offers deceptively spacious accommodation, making it an ideal choice for anyone looking to move straight in. Situated in a popular location, the property benefits from close proximity to a range of local amenities, including shops, excellent transport links, and great school catchments. The ground floor welcomes you with an entrance hall leading into a generously sized reception room, complete with a feature fireplace. The heart of the home is the modern fitted kitchen diner, boasting sleek cabinetry, ample space for dining, and bi-folding doors that seamlessly open out to the rear garden. A convenient W/C completes the ground floor. Upstairs, you will find three well-proportioned bedrooms and a three-piece bathroom suite, along with access to the loft for additional storage. Externally, the property is equally impressive, featuring a well-maintained front garden with a lawn and a driveway providing off-road parking. The private rear garden is a true highlight, offering a perfect blend of relaxation and functionality with a patio area, a lawn, raised planters, and a detached outbuilding that features a storage room and a shower room. This wonderful home effortlessly combines comfort, style, and practicality, making it a must-see for any discerning buyer.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Spacious Reception Room
- Modern Fitted Kitchen Diner
- Ground Floor W/C
- Three Piece Bathroom Suite
- Off-Road Parking
- Detached Outbuilding With Shower Room
- Private Enclosed Rear Garden
- No Upward Chain







GROUND FLOOR

Entrance Hall

6'8" x 5'11" (max) (2.05m x 1.81m (max))

The entrance hall has a UPVC double-glazed window to the side elevation, tiled flooring, carpeted stairs, a radiator, a recessed spotlight and a single composite door providing access into the accommodation.

Living Room

13'4" x 7'9" (max) (4.08m x 2.37m (max))

The living room has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator, a built-in cupboard, a feature fireplace with a decorative surround, coving, a ceiling rose and recessed spotlights.

Kitchen/Diner

17'9" x 16'6" (max) (5.43m x 5.03m (max))

The kitchen diner has a range of fitted gloss handleless base and wall units with worktops, an integrated oven, a gas hob, a stainless steel sink and a half with a drainer and a swan neck mixer tap, tiled flooring, a radiator, recessed spotlights, velux windows to the ceiling and bi-folding doors providing access out to the garden.

W/C

8'6" x 2'11" (2.61m x 0.90m)

This space has a low level flush W/C, a wash basin with fitted storage, a fitted worktop, space and plumbing for a washing machine, tiled flooring, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

6'2" x 5'10" (max) (1.88m x 1.79m (max))

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, access into the loft, a recessed spotlight and provides access to the first floor accommodation.

Master Bedroom

11'10" x 10'4" (max) (3.62m x 3.15m (max))

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, coving and recessed spotlights.

Bedroom Two

10'4" x 9'11" (3.17m x 3.04m)

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

Bedroom Three

8'10" x 6'1" (max) (2.70m x 2.13m (max))

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a built-in cupboard and recessed spotlights.

Bathroom

6'4" x 5'10" (1.94m x 1.79m)

The bathroom has a low level flush W/C, a wash basin with fitted storage, a fitted panelled bath with a mains-fed shower, tiled flooring and walls, a radiator, recessed spotlights and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front is a lawn, a driveway and double wooden gates providing rear access.

Rear

To the rear is a private garden with a fence panelled boundary, a patio, a lawn, raised planters with various plants, mature trees and a converted garage.

Entrance To Outbuilding

7'3" x 5'11" (2.23m x 1.81m)

The entrance has tiled flooring and a single UPVC door providing access.

Storage Room

15'6" x 9'2" (4.73m x 2.81m)

The storage room has a UPVC double-glazed window to the side elevation and carpeted flooring.

Shower

7'4" x 2'7" (2.24m x 0.81m)

The shower has a low level flush W/C, a wash basin with fitted storage, a fitted shower enclosure with a mains-fed shower, tiled flooring, waterproof wall panels, recessed spotlights and an extractor fan.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)
220 Mbps (Highest available upload speed)

Phone Signal – All 4G & 5G, some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – 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

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC	83	66
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		



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 1: 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.