

# HoldenCopley

PREPARE TO BE MOVED

Birchfield Road, Arnold, Nottinghamshire NG5 8BP

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Guide Price £150,000

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GUIDE PRICE: £150,000 - £160,000

NO UPWARD CHAIN..

This three bedroom semi detached house is situated in a friendly neighbourhood within a popular location and has easy access to Arnold Town Centre, a range of amenities, schools and transport links. This type of property would be a great purchase for any first time buyer or growing family as it offers plenty of potential and is being sold with no upward chain! To the ground floor is an entrance hall with a cloak W/C, a kitchen and a spacious living room with a sliding patio door to the conservatory. The first floor carries three good sized bedrooms serviced by a three piece bathroom suite. Outside there are generous sized gardens to both the front and rear of the property along with a car port for off road parking.

MUST BE VIEWED







- Semi Detached House
- Three Bedrooms
- Spacious Living Room
- Ground Floor W/C
- Conservatory
- Three Piece Bathroom Suite
- Lovely Gardens
- Car Port To Rear
- No Upward Chain
- Must Be Viewed











GROUND FLOOR

Entrance Hall

The entrance hall has slate tiled flooring, a UPVC double glazed frosted glass window to the front elevation, a radiator, an under stair storage cupboard, carpeted stairs and provides access into the accommodation

W/C

This space has a low level flush WC, a floating wash basin, slate tiled flooring and a UPVC double glazed window to the front elevation

Living Room

12\*5" x 20\*11" (3.80 x 6.38)

The living room has a UPVC double glazed window to the front elevation, carpeted flooring, coving to the ceiling, a TV point, a feature fireplace with a decorative surround and a sliding patio door leading out to the conservatory

Kitchen

10\*5" x 9\*5" (3.19 x 2.88)

The kitchen has a range of base and wall units with rolled edge worktops, a sink and a half with mixer taps and drainer, space for a cooker, space and plumbing for a washing machine, space for a fridge freezer, partially tiled walls, a LED panel light, a built in storage cupboard, coving to the ceiling, a UPVC double glazed window to the rear elevation and a single door providing access to the garden

Conservatory

7\*2" x 7\*6" (2.20 x 2.30)

The conservatory has a poly-carbonate roof, an LED panel light, a range of UPVC double glazed windows and double french doors opening out to the rear

FIRST FLOOR

Landing

The landing has carpeted flooring, a built in cupboard, a loft hatch and provides access to the first floor accommodation

Master Bedroom

10\*9" x 11\*5" (3.30 x 3.50)

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

Bedroom Two

13\*5" x 10\*2" (4.10 x 3.10)

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

Bedroom Three

9\*6" x 11\*5" (2.90 x 3.50)

The third bedroom has a UPVC double glazed window to the front elevation, parquet flooring, a radiator and fitted storage units

Bathroom

7\*6" x 5\*10" (2.30 x 1.80)

The bathroom has a low level flush WC, a pedestal wash basin, a panelled bath with an overhead electric shower, a radiator, tiled walls and a UPVC double glazed window to the rear elevation

OUTSIDE

Front

To the front of the property is a lawned garden with hedges, a palisade flower bed, an outdoor light, a security alarm fitted and gated access to the side and rear elevation

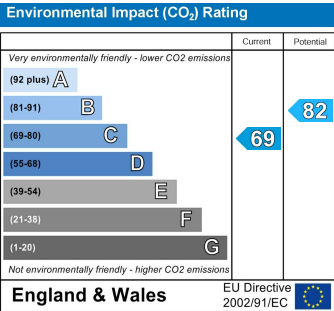
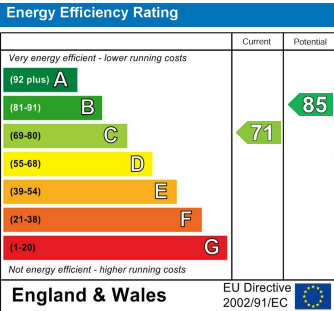
Rear

To the rear of the property is a private enclosed garden with a patio area, a lawn, a shed, a range of plants and shrubs, an outdoor light and a block paved car port area with gated access

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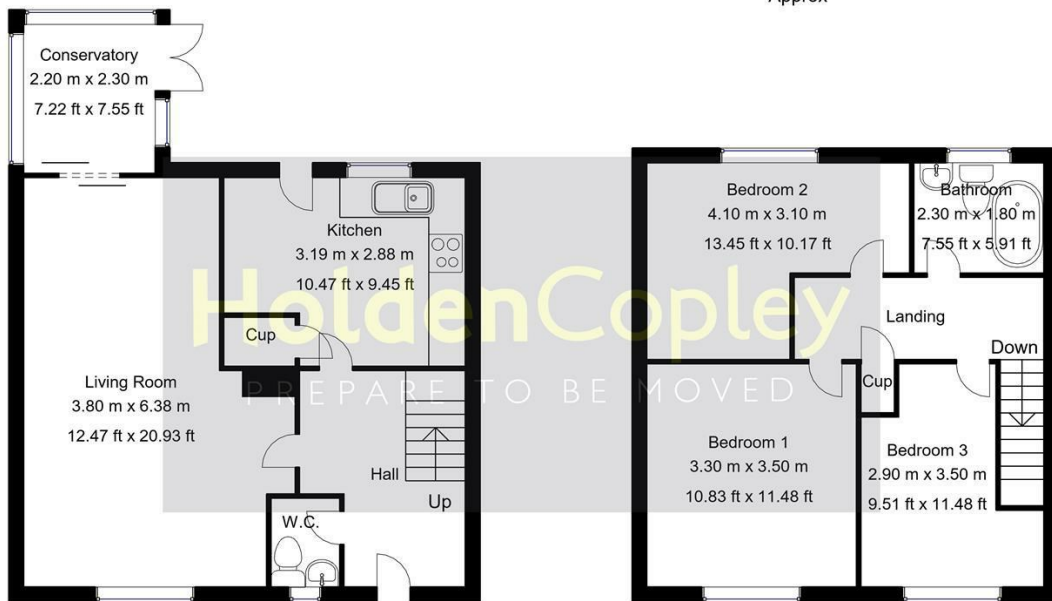
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# Birchfield Road, Arnold, Nottinghamshire NG5 8BP

Ground Floor 52  
Sq.Mt/563.60Sq.Ft  
Approx

First Floor  
44Sq.Mt/471.29Sq.Ft  
Approx



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted on this plan.  
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