

HoldenCopley

PREPARE TO BE MOVED

Coppice Road, Arnold, Nottinghamshire NG5 7HU

Guide Price £180,000 - £190,000

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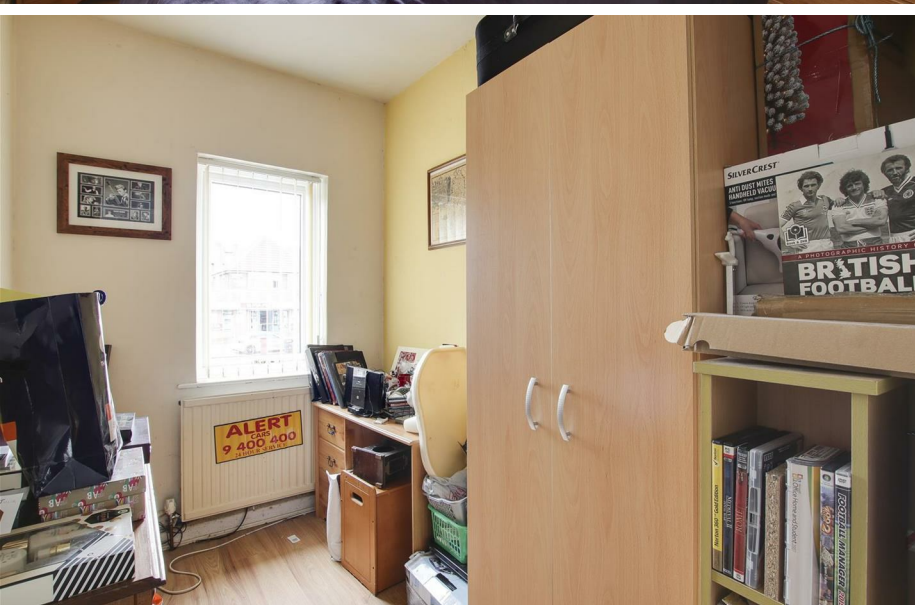
GUIDE PRICE: £180,000 - £190,000

LOCATION, LOCATION, LOCATION...

This three bedroom semi-detached house is situated in an ever popular location within Arnold and has easy access to excellent schools, regular bus links and just a short walk to the High Street, which is host to various shops, local amenities and eateries. This property would make a great family home as it offers plenty of space and potential throughout. To the ground floor is an entrance hall, a bay fronted living room with sliding doors into the dining room and a kitchen. The first floor offers two double bedrooms and a single bedroom serviced by a shower room suite. Outside to the front is a driveway providing ample off road parking for numerous vehicles and to the rear is a private enclosed low maintenance garden with a shed.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Storage Space & Boarded Loft
- Shower Room Suite
- Low Maintenance Garden With Shed
- Ample Off Road Parking
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has laminate flooring, a radiator, a wall mounted thermostat, carpeted stairs and a single composite door providing access into the accommodation

Living Room

12'1" x 16'4" (3.7 x 5.0)
The living room has a UPVC double glazed bay window to the front elevation, laminate flooring, wall light fixtures, a TV point, a wall mounted electric feature fire, a radiator and double sliding doors into the dining room

Dining Room

7'2" x 11'1" (2.2 x 3.4)
The dining room has laminate flooring, a radiator, exposed beams on the ceiling and a window to the kitchen

Kitchen

10'9" x 11'5" (3.3 x 3.5)
The kitchen has a range of fitted base and wall units with rolled edge worktops, a stainless steel sink and a half with mixer taps and drainer, space for a cooker, an extractor fan, space for a fridge freezer, space and plumbing for a washing machine, tiled splashback, tiled flooring, a radiator, UPVC double glazed windows to the side and rear elevation and a barn style door providing access to the garden

FIRST FLOOR

Landing

The landing has a UPVC double glazed window to the side elevation, carpeted flooring, access to the first floor accommodation and provides access to a boarded loft with lighting via a drop down ladder

Bedroom One

9'2" x 11'9" (2.8 x 3.6)
The main bedroom has a UPVC double glazed window to the front elevation, laminate flooring, a radiator, fitted wardrobes and over the bed storage cupboards

Bedroom Two

9'2" x 10'2" (2.8 x 3.1)
The second bedroom has a UPVC double glazed window to the rear elevation, laminate flooring, a radiator and a fitted sliding door wardrobe - which acts as an airing cupboard

Bedroom Three

5'6" x 8'10" (1.7 x 2.7)
The third bedroom has a UPVC double glazed window to the front elevation, laminate flooring, a loft hatch and a radiator

Bathroom

6'10" x 5'6" (2.1 x 1.7)
The bathroom has a low level dual flush W/C, a vanity unit wash basin, a double shower enclosure with an overhead

rainfall shower and a handheld shower head, sliding shower screen doors, fully tiled walls, vinyl flooring, a radiator with a chrome towel rail and a UPVC double glazed obscure window to the rear elevation

OUTSIDE

Front

To the front of the property is a driveway providing ample off road parking for multiple vehicles

Rear

To the rear of the property is a private enclosed low maintenance garden with patio and gravelled areas, a range of mature plants and shrubs, a shed and fence panelling

DISCLAIMER

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.

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

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Approx. Gross Internal Area of the Ground floor:
440.67 Sq Ft - 40.94 Sq M
Approx. Gross Internal Area of the Entire Property:
762.41 Sq Ft - 70.83 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
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Approx. Gross Internal Area of the 1st floor:
321.73 Sq Ft - 29.89 Sq M
Approx. Gross Internal Area of the Entire Property:
762.41 Sq Ft - 70.83 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
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