

HoldenCopley

PREPARE TO BE MOVED

Deer Park Drive, Arnold, Nottinghamshire NG5 8SA

Asking Price £175,000

Deer Park Drive, Arnold, Nottinghamshire NG5 8SA



LOCATION, LOCATION, LOCATION...

This three bedroom semi detached house is situated in a sought after location with easy access to local amenities, various schools and excellent transport links. The property offers plenty of space throughout making it the perfect purchase for any first time or family buyer alike.

To the ground floor there is an entrance porch with a walk in cupboard which has the potential to be an additional W/C, two reception rooms and a kitchen.

The first floor carries three bedrooms serviced by the three piece bathroom suite.

Outside to the front of the property is a driveway providing off road parking with gated access to the private rear garden.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Good Sized Kitchen
- Three Piece Bathroom Suite
- Storage Space
- Driveway
- Private Rear Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has a radiator, wood effect laminate flooring, recessed spotlights, a cloak cupboard and provides access into the accommodation

Cloak Cupboard

Living Room

15'3" x 13'8" (4.66 x 4.19)
The living room has a UPVC double glazed window to the front elevation, a TV point, recessed spotlights, wood effect laminate flooring, a radiator, a wall mounted fireplace and an in-built under stair cupboard

Dining Room

9'11" x 7'10" (3.04 x 2.41)
The dining room has a UPVC double glazed window to the rear elevation, a radiator, wood effect laminate flooring and recessed spotlights

Kitchen

9'10" x 7'1" (3.02 x 2.18)
The kitchen has a range of base and wall units, a stainless steel sink with mixer taps and drainer, an integrated oven with a gas hob and extractor fan, space and plumbing for a washing machine, space for a fridge freezer, partially tiled walls, a radiator, a UPVC double glazed window to the rear elevation and a single door to the garden

FIRST FLOOR

Landing

The landing has a UPVC double glazed window to the side elevation, wood effect laminate flooring, recessed spotlights and provides access to the first floor accommodation

Master Bedroom

11'10" x 8'4" (3.62 x 2.56)
The main bedroom has a UPVC double glazed window to the rear elevation, a radiator, recessed spotlights and wood effect laminate flooring

Bedroom Two

11'10" x 8'11" (3.62 x 2.73)
The second bedroom has a UPVC double glazed window to the front elevation, a radiator, recessed spotlights, loft access and wood effect laminate flooring

Bedroom Three

9'0" x 6'7" (2.76 x 2.02)
The third bedroom has a UPVC double glazed window to the front elevation, a radiator, recessed spotlights, an in-built cuboard and wood effect laminate flooring

Bathroom

6'3" x 5'6" (1.92 x 1.69)
The bathroom has a low level flush WC, a pedestal wash basin, a bath with an overhead shower, partially tiled walls, a radiator, a wall mounted strip light, recessed spotlights and a UPVC double glazed window to the rear elevation

OUTSIDE

Front

To the front of the property is a driveway with gated access to the side

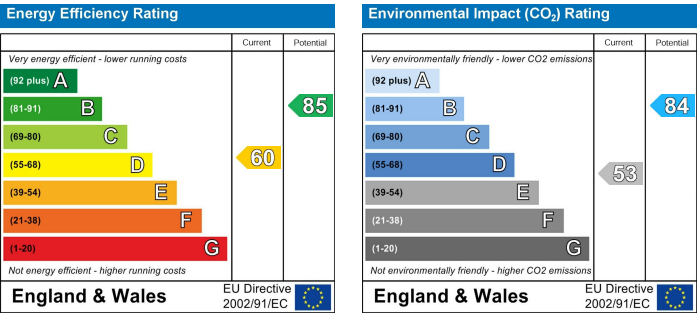
Rear

To the rear of the property is a private enclosed garden with a decking area, a lawn, a range of trees, plants and shrubs and gated access to the front

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.



Deer Park Drive, Arnold, Nottinghamshire NG5 8SA



0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

sales@holdencopley.co.uk

www.holdencopley.co.uk

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.