# Holden Copley PREPARE TO BE MOVED

Gedling Road, Arnold, Nottinghamshire NG5 6NT

Guide Price £250,000

### GUIDE PRICE £250,000 - £270,000

### COMPLETELY REFURBISHED THROUGHOUT...

This two bedroom detached bungalow would make a great purchase for someone looking to downsize or lose the stairs! It is well presented throughout, sold with no upward chain and is ready for you to move straight in. Not only does it have plenty of potential but it is also situated in a cul-de-sac location within close proximity to Arnold Town Centre and the various local amenities Arnold has to offer. Internally, the accommodation comprises of a spacious living room, a modern kitchen and a four piece bathroom suite along with two good sized bedrooms. Outside to the front is a driveway and a garage for ample off road parking and to the rear is a well maintained garden.

MUST BE VIEWED





- Detached Bungalow
- Two Bedrooms
- · Spacious Living Room
- Modern Kitchen
- Four Piece Bathroom Suite
- Driveway & Garage
- Well Maintained Garden
- Beautifully Presented
- No Upward Chain
- Popular Location

### ACCOMMODATION

### Entrance Hall

The entrance hall has a radiator, wood effect laminate flooring, a built in cupboard and provides access into the accommodation

### Living Room

15°0" × 12°7" (4.58 × 3.84)

The living room has a UPVC double glazed square bay window to the front elevation, a radiator, carpeted flooring, wall light points, a TV point, coving to the ceiling and a feature fireplace with a decorative mantelpiece

### Kitchen

 $11^{8}$ " ×  $8^{7}$ " (3.56 × 2.63)

The kitchen has a range of base and wall units with rolled edge work surfaces, a stainless steel sink and a half with mixer taps and drainer, an integrated oven with a gas hob and extractor fan, tiled splash back, space and plumbing for a washing machine, a radiator, wood effect laminate flooring, a UPVC double glazed window to the rear elevation and a single door leading out to the garden

### Master Bedroom

 $11^{\circ}7'' \times 10^{\circ}4'' (3.54 \times 3.16)$ 

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

### Bedroom Two

 $10^{\circ}3'' \times 7^{\circ}0'' (3.14 \times 2.14)$ 

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

### Bathroom

8\*4" × 6\*9" (2.55 × 2.08)

The bathroom has a low level flush WC, a pedestal wash basin, a panelled bath, a shower enclosure, a radiator, wood effect laminate flooring, partially tiled walls, an extractor fan, an electrical shaving point and a UPVC double glazed window to the side elevation

### **OUTSIDE**

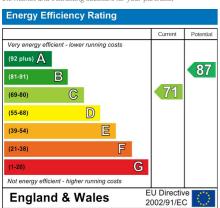
# Front Rear

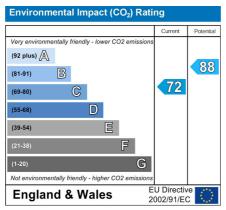
To the front of the property is a driveway with access to the garage

## To the rear of the property is a private enclosed garden with a patio area, a lawn, a shed and gated access

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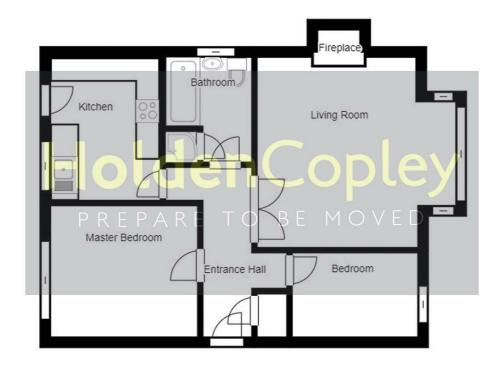








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