

HoldenCopley

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" x 12'7" (4.58 x 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" x 8'7" (3.56 x 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

11'7" x 10'4" (3.54 x 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

10'3" x 7'0" (3.14 x 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" x 6'9" (2.55 x 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

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


Rear

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

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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	71	87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	72	88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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