

HoldenCopley

PREPARE TO BE MOVED

St. Albans Road, Arnold, Nottinghamshire NG5 6GW

Guide Price £170,000 - £180,000

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BEAUTIFULLY PRESENTED THROUGHOUT...

This two bedroom mid-terraced house would be the perfect starter home or as an investment as the property is exceptionally well presented and decorated throughout making it ready for you to drop your bags and move straight into. This property is situated in a popular location just a stone's throw away to Arnold High Street, which is host to a range of shops, eateries, excellent facilities and easy access into the City Centre. To the ground floor are two reception rooms, a fitted kitchen and access to a large cellar. The first floor offers two good sized bedrooms serviced by a shower room suite. Outside to the rear is a mature garden.

MUST BE VIEWED



- Mid-Terraced House
- Two Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Cellar
- Three-Piece Bathroom Suite
- Exceptionally Well Presented
- Enclosed Mature Garden
- Prime Location
- Must Be Viewed

GROUND FLOOR

Living Room
11'11" x 11'10" (3.64 x 3.62)
The living room has a UPVC double glazed window to the front elevation, laminate flooring, recessed spotlights, a radiator, a TV point, coving to the ceiling and a composite door providing access into the accommodation

Hall
3'0" x 2'9" (0.93 x 0.86)
The hall has access to the cellar

Dining Room
12'2" x 11'10" (3.71 x 3.61)
The dining room has a UPVC double glazed window to the rear elevation, laminate flooring, coving to the ceiling and a radiator

Kitchen
11'8" x 6'2" (3.56 x 1.90)
The kitchen has a range of fitted base and wall units with rolled edge worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven with a gas hob and extractor fan, space and plumbing for a washing machine, space for a fridge freezer, tiled splashback, wood effect flooring, recessed spotlights, two UPVC double glazed windows to the side and rear elevation and a single UPVC door providing access to the rear garden

BASEMENT LEVEL

Cellar
11'8" x 11'8" (3.58 x 3.58)
The cellar has a radiator, tiled walls and lighting

FIRST FLOOR

Landing
15'4" x 2'8" (4.68 x 0.82)
The landing has carpeted flooring, a radiator, recessed spotlights and provides access to the first floor accommodation

Master Bedroom
11'10" x 10'8" (3.63 x 3.26)
The main bedroom has two UPVC double glazed windows to the front elevation, carpeted flooring and a radiator

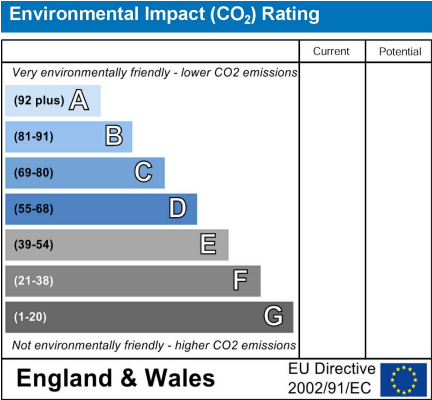
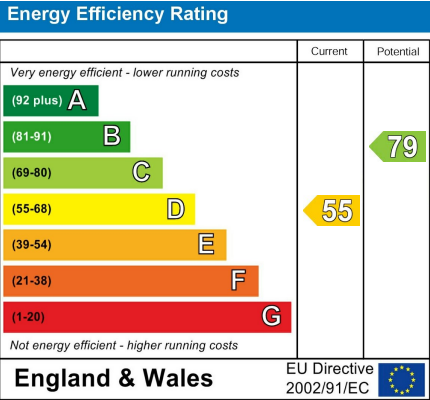
Bedroom Two
12'2" x 8'9" (3.72 x 2.69)
The second bedroom has a UPVC double glazed window to the rear elevation, carpeted flooring, a radiator and an in-built cupboard

Bathroom
11'7" x 6'5" (3.54 x 1.97)
The bathroom has a low level dual flush W/C, a pedestal wash basin, a wall mounted electric shower fixture, an in-built cupboard, a radiator, floor to ceiling tiles, an extractor fan and a UPVC double glazed obscure window to the rear elevation

OUTSIDE
To the front of the property is on-street parking and to the rear is a private enclosed mature garden

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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