

# HoldenCopley

PREPARE TO BE MOVED

Bonington Drive, Arnold, Nottinghamshire NG5 7EX

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Guide Price £190,000 - £200,000

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IDEAL FOR FIRST TIME BUYERS...

This mid-terrace house is the perfect opportunity for any first-time buyer looking to step onto the property ladder and make it their own. Situated in a popular location, the property is within close proximity to a range of local amenities, great schools, shops, and convenient transport links. To the ground floor, the property comprises an entrance hall, a spacious living room featuring a fireplace, a well-appointed fitted kitchen, and a useful utility room. The first floor offers three bedrooms serviced by a three-piece bathroom suite, along with access to the loft for further storage potential. To the front of the property is a block-paved driveway providing off-street parking, while to the rear is a private, low-maintenance garden featuring a wooden decked seating area, an artificial lawn, a paved patio, and a versatile detached outbuilding currently utilised as a workshop with electric supply.

## MUST BE VIEWED





- Mid-Terrace House
- Three Bedrooms
- Well Appointed Fitted Kitchen & Utility Room
- Spacious Reception Room
- Three Piece Bathroom Suite
- Off-Road Parking
- Private Low Maintenance Garden With Detached Workshop
- Popular Location
- Close To Local Amenities
- No Upward Chain





## GROUND FLOOR

### Hallway

16'10" x 5'10" (5.15 x 1.78)

The hallway has a single-glazed obscure window to the front elevation, carpeted flooring and stairs, a radiator, two built-in cupboards and a single composite door providing access into the accommodation.

### Living Room

13'7" x 12'0" (4.16 x 3.67)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a feature fireplace with a decorative surround, a built-in cupboard and coving.

### Kitchen

13'8" x 9'2" (4.17 x 2.81)

The kitchen has a range of fitted base and wall units with worktops and a tiled splashback, a fitted breakfast bar, kickboard lighting, an integrated oven, a hob with an extractor hood, a stainless steel sink with a drainer, space for a fridge-freezer, tiled flooring, a radiator, a wall-mounted boiler, recessed spotlights, coving and a UPVC double-glazed window to the rear elevation.

### Utility Room

5'9" x 4'4" (1.77 x 1.34)

The utility room has a fitted worktop, space and plumbing for a washing machine, carpeted flooring, partially tiled walls, a single-glazed obscure window to the rear elevation and a single UPVC door providing access out to the garden.

## FIRST FLOOR

### Landing

9'11" x 5'8" (3.04 x 1.73)

The landing has carpeted flooring, access into the loft and provides access to the first floor accommodation.

### Master Bedroom

13'8" x 9'4" (4.18 x 2.87)

The main bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, a built-in cupboard and coving.

### Bedroom Two

12'0" x 9'8" (3.67 x 2.96)

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

### Bedroom Three

10'0" x 8'11" (3.06 x 2.74)

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a chrome heated towel rail, built-in wardrobes and coving.

### Bathroom

6'4" x 5'11" (1.95 x 1.81)

The bathroom has a low level concealed flush W/C, a vanity style wash basin, a fitted panelled bath with an electric shower and a glass shower screen, tiled flooring, partially tiled walls, a chrome heated towel rail, coving and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

To the front is a block paved driveway.

### Rear

To the rear is a private garden with a wooden decked seating area, an artificial lawn, mature shrubs, a paved patio, a detached outbuilding, courtesy lighting, an outdoor tap and hedge boundaries.

### Workshop

17'8" x 15'9" (5.39 x 4.82)

The workshop has windows, carpeted flooring, power points, lighting and a single UPVC door.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800 Mbps and Upload Speed 220 Mbps

Phone Signal – All 4G & 5G, some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years +

Very low chance of flooding

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions –

Other Material Issues –

## DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band A

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

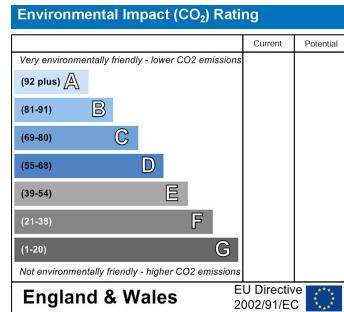
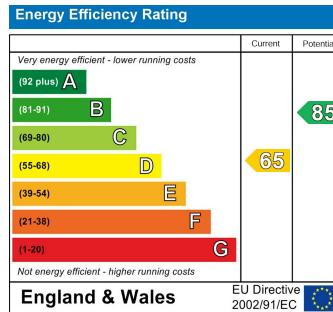
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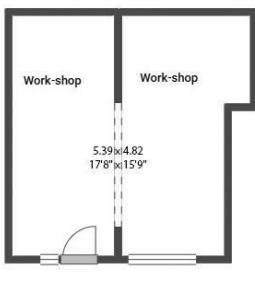
Property Tenure is Freehold

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All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
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