

HoldenCopley

PREPARE TO BE MOVED

Arnside Road, Bestwood, Nottinghamshire NG5 5HE

£200,000

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BEAUTIFULLY PRESENTED THROUGHOUT...

Nestled in well-connected location, this three-bedroom semi-detached property offers comfortable and stylish living in a prime location. Ideally situated close to a range of local amenities, including shops, scenic parks such as Bestwood Country Park, and just a stone's throw from Nottingham City Hospital, this home also benefits from excellent transport links into Nottingham City Centre. The ground floor boasts a spacious yet cosy living room, featuring a fireplace. The modern, well-proportioned fitted kitchen offers ample workspace and storage, with plenty of room for a family dining table. Upstairs, you'll find three generously sized bedrooms, offering ample storage options. The stylish three-piece shower room suite completes the first floor with a practical finish. Outside, the front of the property features a block-paved driveway providing off-street parking for multiple vehicles, alongside a low-maintenance gravelled garden. To the rear, enjoy a private and beautifully presented garden space with multiple decking seating areas, a well-maintained lawn, and a versatile garden room currently being used as a outdoor bar - ideal for warm summer evenings.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Spacious Living Room With Feature Fireplace
- Modern Fitted Kitchen
- Three Piece Bathroom Suite
- Ample Storage Space
- Private Enclosed Garden With Outdoor Bar
- Off-Street Parking
- Close to Local Amenities
- Must Be Viewed





GROUND FLOOR

Entrance Hall

7*6" x 5*9" (2.29m x 1.77m)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, an in-built cupboard, a recessed spotlight, a UPVC double-glazed window to the side elevation, and a single UPVC door providing access into the accommodation.

Living Room

11*8" x 19*4" (3.56m x 5.91m)

The living room has wood-effect flooring, a feature electric fireplace with a decorative surround and a hearth, a TV-Point, a radiator, a UPVC double-glazed window to the front elevation, and UPVC double French doors leading out to the rear garden.

Kitchen

12*11" x 10*8" (3.94m x 3.26m)

The kitchen has a range of fitted shaker style base and wall units with worktops, a stainless steel sink and a half with a swan neck mixer tap and draining grooves, a five ring electric hob with an extractor fan, an integrated oven, an integrated microwave, an integrated fridge freezer, an integrated dishwasher, space for a dining table, wood-effect flooring, a radiator, partial waterproof splashback, recessed spotlights, two UPVC double-glazed obscure windows to the side elevation, a UPVC double-glazed window to the rear elevation, and a single UPVC obscure door leading out to the rear garden.

FIRST FLOOR

Landing

10*9" x 5*5" (3.29m x 1.66m)

The landing has carpeted flooring, an in-built storage cupboard, two UPVC double-glazed windows to the side elevation, access to the lit loft via a drop-down ladder, and provides access to the first floor accommodation.

Master Bedroom

11*8" x 10*9" (3.57m x 3.29m)

The main bedroom has carpeted flooring, an in-built open wardrobe, a radiator, coving to the ceiling, and a UPVC double-glazed window to the front elevation.

Bedroom Two

11*8" x 8*4" (3.56m x 2.56m)

The second bedroom has carpeted flooring, an in-built open storage cupboard, a radiator, recessed spotlights, and a UPVC double-glazed window to the rear elevation.

Bedroom Three

7*9" x 7*6" (2.38m x 2.29m)

The third bedroom has carpeted flooring, a radiator, an in-built open storage cupboard, and a UPVC double-glazed window to the front elevation.

Bathroom

6*9" x 5*4" (2.06m x 1.64m)

The bathroom has a concealed low level dual flush W/C with a sunken sink and storage, a shower with a rainfall and handheld shower fixtures and a glass shower screen, tiled flooring and walls, a heated towel rail, recessed spotlights, and two UPVC double-glazed obscure windows to the side and rear elevations.

OUTSIDE

Front

To the front of the property is a block-paved driveway providing off-street parking for multiple cars, a gravelled area with a hedge, gated access to the rear of the property, and fence panelled boundaries.

Rear

To the rear of the property is a raised decking seating area, a lawned area with a pathway to a secondary decking seating area, an outdoor bar, fence panelled boundaries.

Outdoor Bar

9*4" x 16*0" (2.85m x 4.90m)

The outdoor bar has tiled flooring, lighting and electricity, built in bar, and double French doors opening out into the garden.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)
- 1001 Mbps (Highest available upload speed)
- Phone Signal – Some 5G and all 4G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Very low risk of flooding
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

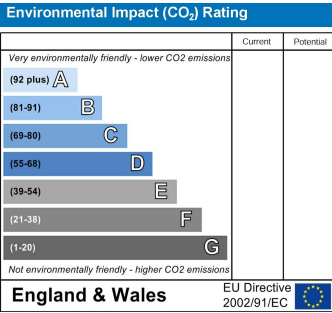
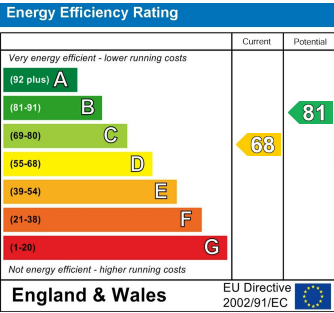
Council Tax Band Rating - Nottingham City Council - Band A
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold.

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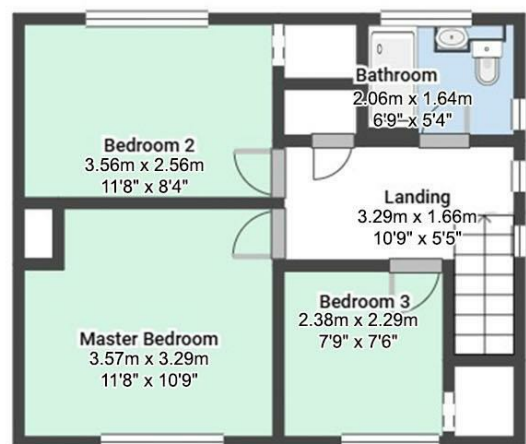
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence 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.

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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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