

# HoldenCopley

PREPARE TO BE MOVED

High Street, Arnold, Nottinghamshire NG5 7DJ

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Guide Price £160,000 - £165,000



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POPULAR LOCATION...

This three bedroom end terrace house would be the ideal purchase for any first time or family buyers alike as it boasts spacious accommodation whilst being well presented throughout. Situated in a prime location just a stones throw away from Arnold Town Centre hosting a wide range of amenities including shops, eateries, excellent transport links into the City Centre and is within catchment area to great schools such as The Redhill Academy and many more. To the ground floor is an entrance hall, two reception rooms and a fitted kitchen and to the first floor are three good sized bedrooms serviced by a three piece bathroom suite. To the front of the property is a courtyard style garden and to the rear is a low maintenance garden and access to off road parking for up to two cars.

MUST BE VIEWED







- End Terrace House
- Three Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- Three Piece Bathroom Suite
- Low Maintenance Garden
- Off Road Parking
- Popular Location
- Plenty Of Potential
- Must Be Viewed











GROUND FLOOR

Entrance hall

10\*5" x 17\*8" (3.2 x 5.4)

The entrance hall has carpeted flooring, a wall mounted radiator, recessed spotlights and provides access into the accommodation

Living Room

11\*1" x 12\*1" (3.4 x 3.7)

The living room has carpeted flooring, a wall mounted radiator, a TV point and two UPVC double glazed windows to the front and side elevation

Dining Room

15\*1" x 13\*5" (4.6 x 4.1)

The dining room has wood effect flooring, a wall mounted radiator, recessed spotlights, space for an American fridge freezer and two UPVC double glazed windows to the side and rear elevation

Kitchen

6\*6".3\*3" x 7\*10" (2..1 x 2.4)

The kitchen has tiled flooring, a wall mounted radiator, a range of fitted wall and base units with rolled edge worktops,, a circular undermount sink with mixer taps, partially tiled walls, an integrated oven, an integrated gas hob and extractor hood, space for a dishwasher, space for a tumble dryer, space and plumbing for a washing machine and a UPVC double glazed window and door to the rear garden

FIRST FLOOR

Landing

10\*2" x 12\*1" (3.1 x 3.7)

The landing has carpeted flooring, two UPVC double glazed windows to the side elevation, recessed spotlights, a loft hatch and provides access to the first floor accommodation

Master Bedroom

11\*1" x 9\*6" (3.4 x 2.9)

The main bedroom has carpeted flooring, a wall mounted radiator, a built-in cupboard and two UPVC double glazed windows to the front elevation

Bedroom Two

8\*10" x 11\*5" (2.7 x 3.5)

The second bedroom has carpeted flooring, a wall mounted radiator and a UPVC double glazed window to the rear elevation

Bathroom

3\*11" x 8\*2" (1.2 x 2.5)

The main bathroom has tiled flooring, a heated towel rail, a low level flush W/C, a pedestal wash basin, a tiled bath with a

wall mounted electric shower, partially tiled walls and recessed spotlights

Bedroom Three

8\*10" x 8\*2" (2.7 x 2.5)

The third bedroom has a wall mounted radiator and a UPVC double glazed window to the front elevation

OUTSIDE

Front

To the front of the property is a courtyard style garden

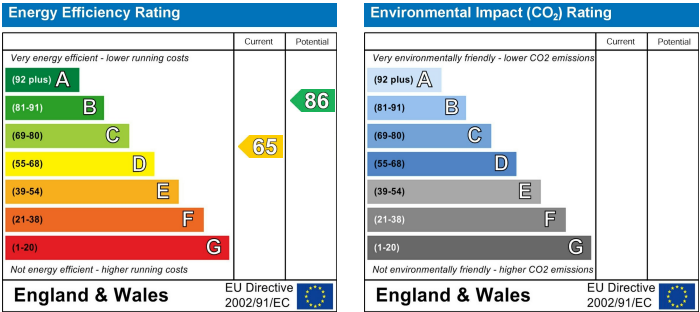
Rear

To the rear of the property is a low maintenance garden with a patio area and access to off road parking for up to two cars

DISCLAIMER

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Approx. Gross Internal Area of the Ground floor:  
**481.47 Sq Ft - 44.73 Sq M**  
Approx. Gross Internal Area of the Entire Property:  
**887.05 Sq Ft - 82.41 Sq M**

Approx. Gross Internal Area of the 1st floor:  
**405.58 Sq Ft - 37.68 Sq M**  
Approx. Gross Internal Area of the Entire Property:  
**887.05 Sq Ft - 82.41 Sq M**

All sizes and areas are approximate and for identification only. Not to scale.  
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