

# HoldenCopley

PREPARE TO BE MOVED

Cross Street, Arnold, Nottinghamshire NG5 7BD

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Asking Price £180,000

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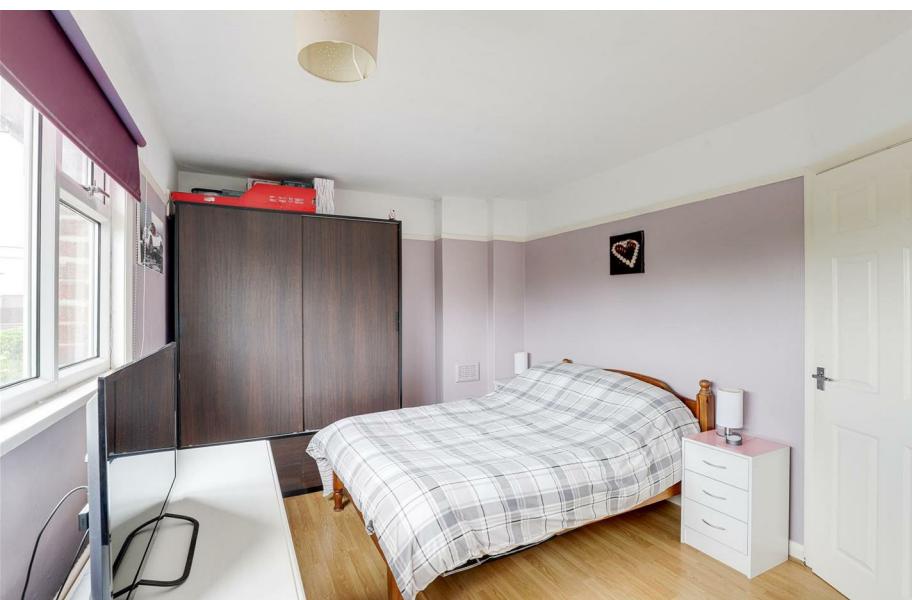


## POPULAR LOCATION...

Situated in a popular location within easy reach of the centre of Arnold, this Two-bedroom semi-detached property would make a fantastic purchase for a range of buyers, including first-time buyers, investors, or small families. The property is close to a variety of local amenities, excellent transport links into the City Centre, and is within catchment of great schools. Internally, the ground floor comprises a bright and spacious living room, a modern fitted kitchen complete with a breakfast bar, a useful rear porch currently being utilised as a utility room, and a ground floor W/C, offering added convenience. To the first floor are two double bedrooms, serviced by a three-piece bathroom suite. Outside, the property benefits from a driveway providing off-street parking to the front, while to the rear is a spacious low-maintenance garden.

MUST BE VIEWED





- Semi-Detached House
- Two Double Bedrooms
- Bright Living Room
- Fitted Kitchen With A Breakfast Bar
- Ground Floor W/C
- Three Piece Bathroom Suite
- Low-Maintenance Garden
- Off-Street Parking
- Convenient Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

9'10" max x 8'5" (3.01m max x 2.58m)

The entrance has vinyl flooring, carpeted stairs, a radiator, a fitted storage unit under the stairs, a UPVC double-glazed obscure window to the front elevation, and a single UPVC door providing access into the accommodation.

### Living Room

12'2" max x 11'3" (3.73m max x 3.45m)

The living room has carpeted flooring, a radiator, a TV-point, a picture rail, and UPVC double-glazed windows to the front and side elevations.

### Kitchen

17'3" max x 11'6" (5.27m max x 3.52m)

The kitchen has a range of fitted base and wall units with wood-effect worktops and a breakfast bar, a stainless steel sink with a mixer tap and drainer, an integrated oven and gas hob with a tiled splashback and an extractor fan, space for an American-style fridge freezer, vinyl flooring, a radiator, two UPVC double-glazed windows to the rear elevation, a UPVC double-glazed obscure window to the rear elevation, and a single UPVC obscure glass door leading to the rear porch.

### Rear Porch

The rear porch has vinyl flooring, space and plumbing for a washing machine, a polycarbonate roof, wooden single-glazed windows to the side and rear elevations, and a single door leading out to the rear garden.

### W/C

6'0" x 3'2" (1.83m x 0.99m)

This space has a low level flush W/C, a pedestal wash basin, vinyl flooring, a radiator, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

## FIRST FLOOR

### Landing

4'9" x 2'8" (1.45m x 0.83m)

The landing has carpeted flooring, a UPVC double-glazed window to the side elevation, access to the loft, and provides access to the first floor accommodation.

### Master Bedroom

14'9" x 9'10" (4.52m x 3.02m)

The main bedroom has wood-effect flooring, an in-built wardrobe, a picture rail, and a UPVC double-glazed window to the front elevation.

### Bedroom Two

10'5" x 9'7" (3.18m x 2.93m)

The second bedroom has wood-effect flooring, a radiator, and a UPVC double-glazed window to the rear elevation.

### Bathroom

8'1" x 7'1" (2.47m x 2.16m)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric handheld shower fixture, vinyl flooring, a radiator, partially tiled walls, and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

To the front of the property is a paved and gravelled driveway providing off-street parking, gated access to the rear, and fence panelled boundaries.

### Rear

To the rear of the property is a low-maintenance garden with a paved area, a gravelled area, a wooden shed, and fence panelled boundaries.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)  
220 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 - Gedling Borough Council - Band B

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.

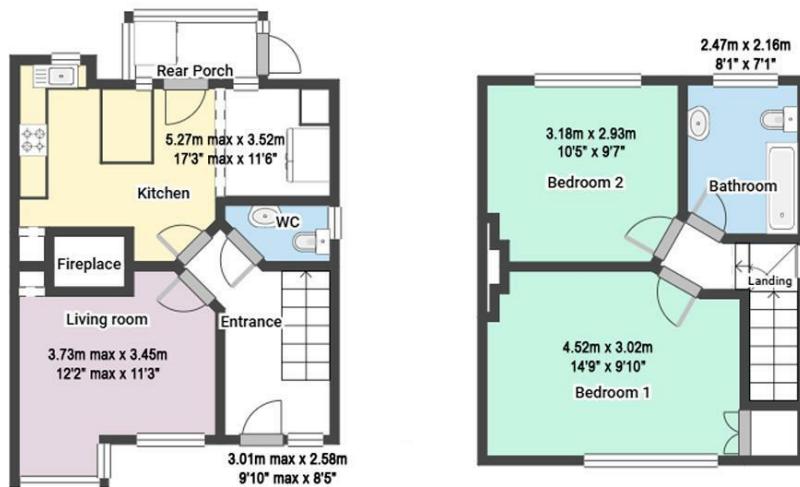
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to 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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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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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**0115 8969 800**  
26 High Street, Arnold, Nottinghamshire, NG5 7DZ  
[info@holdencopley.co.uk](mailto:info@holdencopley.co.uk)  
[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

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