

HoldenCopley

PREPARE TO BE MOVED

High Street, Arnold, Nottinghamshire NG5 7DE

Guide Price £150,000 - £160,000

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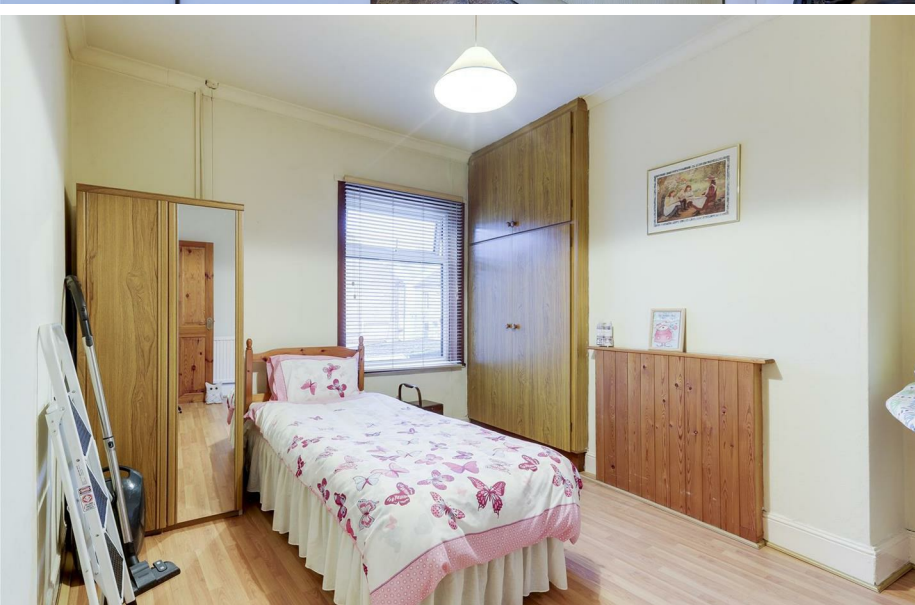
GUIDE PRICE £150,000 - £160,000

IDEAL FOR FIRST TIME BUYERS...

This two-bedroom mid-terrace home offers deceptively spacious accommodation, making it an ideal opportunity for a first-time buyer. Situated in a sought-after location, the property benefits from close proximity to a range of local amenities, including shops, excellent transport links, and great school catchments. The ground floor features a living room, a separate dining room with access to a useful cellar, and a well-appointed fitted kitchen. Upstairs, there are two generously sized double bedrooms and a shower room. Externally, the rear garden has been designed for low maintenance, featuring an artificial lawn, patio areas, decorative stones, mature shrubs and trees, and a practical storage shed. With its fantastic location and spacious layout, this home is perfect for those looking to take their first step onto the property ladder.

MUST BE VIEWED





- Mid-Terrace House
- Two Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Cellar
- Low Maintenance Rear Garden
- Sought After Location
- Close To Local Amenities
- Excellent Transport Links
- Must Be Viewed





BASEMENT

Cellar

12'9" x 5'6" (3.90 x 1.70)
The cellar has shelving, lighting and ample storage space.

Cellar

12'9" x 6'7" (3.90 x 2.03)
The cellar has lighting and ample storage space.

GROUND FLOOR

Living Room

12'8" x 11'10" (3.88 x 3.61)
The living room has a window to the front elevation, carpeted flooring, a radiator, a recessed chimney breast alcove, a dado rail, a built-in cupboard with shelving, coving and a single door providing access into the accommodation.

Dining Room

13'3" x 13'0" (4.04 x 3.97)
The dining room has carpeted flooring, a radiator, a feature fireplace with a hearth, access down to the cellar, coving, a ceiling rose and a single door providing access out to the garden.

Kitchen

8'11" x 6'9" (2.73 x 2.08)
The kitchen has a range of fitted base and wall units with worktops, space for a freestanding cooker, space and plumbing for a washing machine, a stainless steel sink with a drainer and a swan neck mixer tap, space for a fridge and freezer, tile-effect flooring, partially tiled walls, a window to the rear elevation and a single door providing access out to the garden.

FIRST FLOOR

Landing

16'9" x 3'3" (5.11 x 1.00)
The landing has carpeted flooring, a radiator and provides access to the first floor accommodation.

Master Bedroom

12'9" x 11'1" (3.89 x 3.39)
The main bedroom has a window to the front elevation, carpeted flooring, a radiator, built-in wardrobes with over the head cupboards and coving.

Bedroom Two

13'2" x 10'7" (4.02 x 3.24)
The second bedroom has a window to the rear elevation, wood-effect flooring, a radiator, a built-in wardrobe with an over the head cupboard, a built-in cupboard and coving.

Shower Room

9'0" x 6'11" (2.75 x 2.12)
The shower room has a low level flush W/C, a pedestal wash basin, a walk in shower enclosure with an electric shower, tiled walls, a chrome heated towel rail, a chrome towel rail, a built-in cupboard and a window to the rear elevation.

OUTSIDE

To the rear is a garden with an artificial lawn, patio areas, decorative stones, mature shrubs and trees, a shed and a single wooden gate.

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) 220 Mbps (Highest available upload speed)
Phone Signal – All 4G, some 3G & 5G available
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

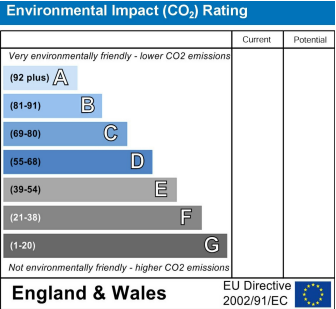
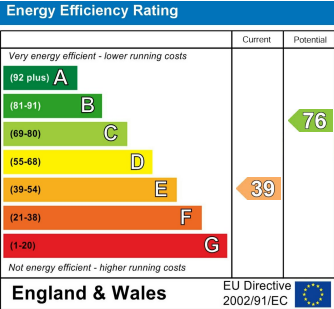
Council Tax Band Rating - Gedling Borough Council - Band A
This information was obtained through the directgov website.
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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 license 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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