

HoldenCopley

PREPARE TO BE MOVED

Upminster Drive, Arnold, Nottinghamshire NG5 8DT

Guide Price £230,000

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GUIDE PRICE £230,000 - £250,000

NO UPWARD CHAIN...

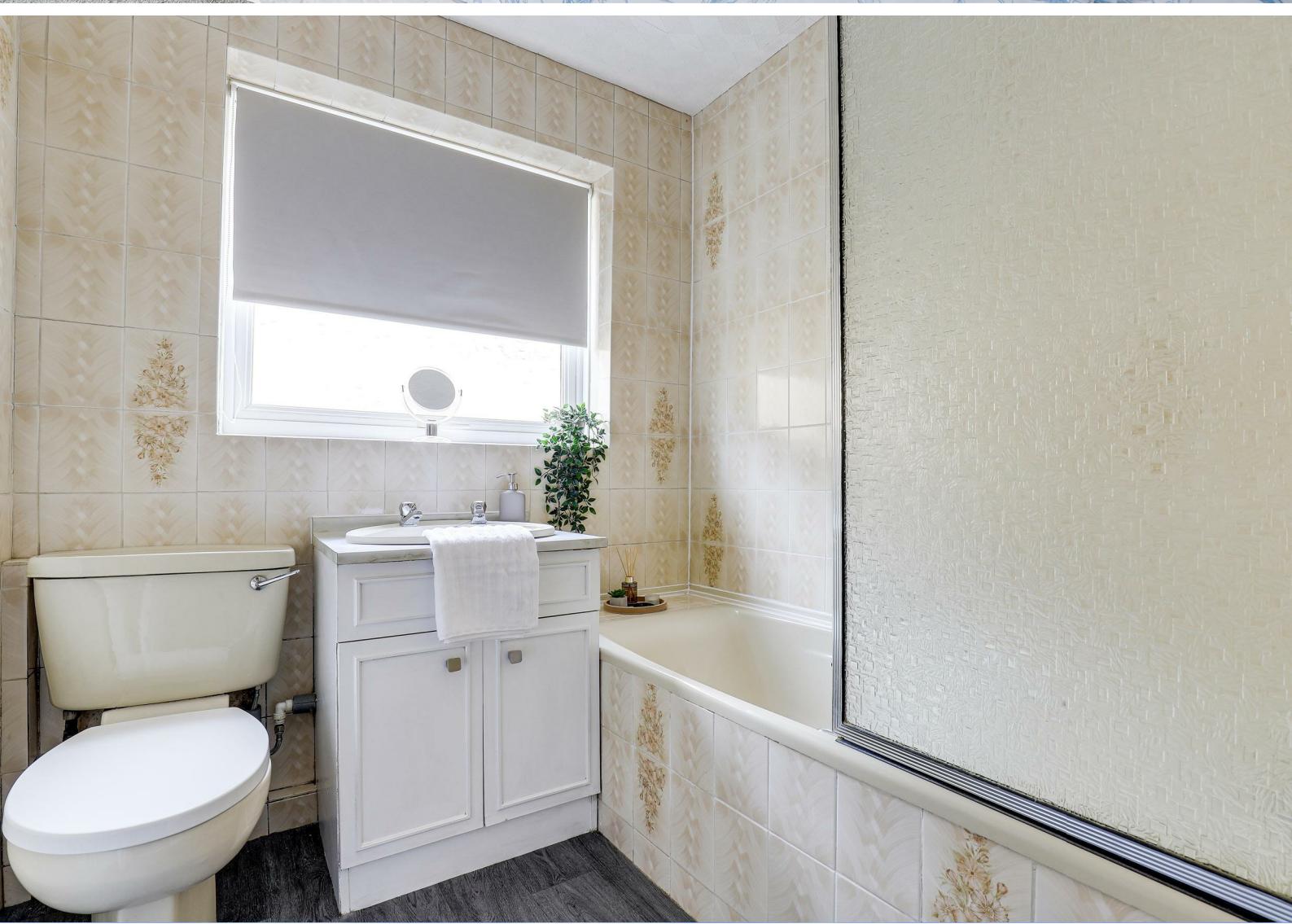
Offered to the market with no upward chain, this two bedroom detached bungalow is located in the popular and convenient location of Arnold, with easy access to a range of local amenities such as shops, eateries, parks and has excellent transport links including access into Nottingham City Centre. Internally, the ground floor accommodation offers a spacious fitted kitchen/diner with double doors leading into a spacious living room with a feature fireplace, as well as two well-proportioned bedrooms - one of which features an array of fitted furniture, and a three piece bathroom suite - this is ideal accommodation for those looking to retire in a conveniently situated bungalow. The home benefits from a year-old combi boiler with a guarantee. Externally, the front of the home has a driveway providing off street parking, a lawn with planted, and gated access to the rear, with access to the garage and a low-maintenance garden with a paved patio seating area and gravelled areas - ideal for enjoying the outdoors without the hassle of upkeep.

MUST BE VIEWED





- Detached Bungalow
- Two Bedrooms
- Spacious Fitted Kitchen/Diner
- Living Room With Feature Fireplace
- Three Piece Bathroom Suite
- Ample Storage Space
- Off-Street Parking
- Low Maintenance Garden
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Kitchen/Diner

14'6" x 11'2" (4.44m x 3.41m)

The kitchen has a range of fitted base and wall units with stone-effect worktops, a stainless steel sink and a half with a mixer tap and drainer, an integrated double oven, an integrated electric hob with an extractor fan, space and plumbing for a washing machine, space for a fridge freezer, space for a dining table, wood-effect flooring, partially tiled walls, partially panelled walls, a radiator, two UPVC double-glazed windows to the front elevation, a UPVC double-glazed window to the side elevation, and a single UPVC door providing access into the accommodation.

Living Room

10'11" x 17'8" (3.33m x 5.39m)

The living room has carpeted flooring, a feature fireplace with a decorative surround and a hearth, a radiator, a dado rail, coving to the ceiling, and a UPVC double-glazed window to the front elevation.

Hall

6'4" x 3'0" (1.94m x 0.92m)

The hall has carpeted flooring, access to the loft, a thermostat, and a security panel.

Master Bedroom

10'11" x 14'0" (3.33m x 4.27m)

The main bedroom has carpeted flooring, a radiator, a range of fitted furniture including wardrobes, cupboards, bedside tables, and overhead cupboards, a combi boiler, and a UPVC double-glazed window to the rear elevation.

Bedroom Two

10'3" x 9'8" (3.13m x 2.97m)

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

Bathroom

6'4" x 6'3" (1.95m x 1.91m)

The bathroom has a low level flush W/C, a vanity style wash basin, a panelled bath with a wall-mounted handheld shower fixture and an obscure glass shower screen, wood-effect flooring, tiled walls, a radiator, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-street parking, a lawn with planted borders, and gated access to the rear.

Rear

To the rear of the property is a low-maintenance garden with a paved patio seating area, gravelled areas, access to the garage, 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 – All 4G and some 5G

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 C

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.

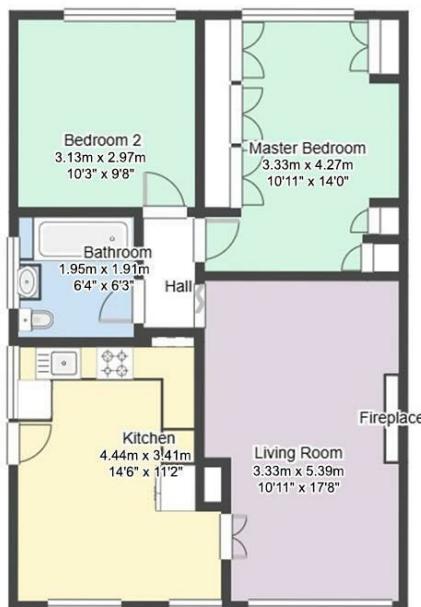
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Purchaser information - The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017 (MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property 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 ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		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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