

HoldenCopley

PREPARE TO BE MOVED

Galway Road, Arnold, Nottinghamshire NG5 7AY

Guide Price £235,000

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GUIDE PRICE £235,000 - £250,000

NO UPWARD CHAIN...

This well-presented semi-detached property has recently undergone a full refurbishment, offering modern and stylish living in a highly sought-after location. Situated close to local amenities, excellent transport links, and well-regarded schools, this home is ideal for growing families. Upon entering, you are greeted by a porch and entrance hall that leads to the ground floor W/C. The spacious living room provides a comfortable space for relaxation, while the heart of the home is undoubtedly the modern fitted kitchen diner. With sleek finishes, ample storage, and double French doors opening to the rear garden, this space is perfect for both everyday living and entertaining. The ground floor also benefits from a utility room, offering added convenience. Upstairs, the first floor boasts three well-proportioned bedrooms and a contemporary three-piece bathroom suite, all designed to cater to the needs of a busy family. Externally, the property features a driveway at the front, providing space for a driveway but with no current dropped curb and gated access leading to the rear garden. The rear garden is a true highlight, with a generously sized enclosed space that includes a patio area, a lawn, and a fence-panelled boundary, making it ideal for outdoor activities and summer gatherings.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Living Room
- Fitted Kitchen Diner & Utility Room
- Three Piece Bathroom Suite & Ground Floor W/C
- Off-Street Parking
- Enclosed Rear Garden
- Popular Location
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Porch

The porch has tiled flooring, exposed brick walls, tow UPVC double glazed obscure windows to the front elevation, and a UPVC door opening to the front garden.

Entrance Hall

The entrance hall has Herringbone flooring, carpeted stairs, a radiator, recessed spotlights, a UPVC double glazed obscure window to the front elevation, and a UPVC door providing access into the accommodation.

W/C

This space has a low level flush /C, a vanity-style wash basin, with a tiled splashback, a radiator, and Herringbone style flooring.

Living Room

12'0" max x 11'5" (3.66m max x 3.50m)

The living room has a UPVC double glazed window to the front elevation, a radiator, and Herringbone style flooring.

Kitchen Diner

19'5" max x 11'5" (5.94m max x 3.48m)

The kitchen diner has a range of modern fitted base and all units with worktops, a composite sink with a swan neck mixer tapa and drainer, an integrated oven, ceramic hob and extractor fan, recessed spotlights, a vertical radiator, a radiator, herringbone style flooring, a Velux window, a UPVC double glazed window to the rear elevation, and double French doors opening out to the rear garden.

Utility Room

5'10" x 5'8" (1.78m x 1.75m)

The utility room has a UPVC double glazed window to the side elevation, a wall-mounted cupboard, and Herringbone style flooring.

FIRST FLOOR

Landing

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

Master Bedroom

10'9" x 9'10" (3.29m x 3.01m)

The main bedroom has a UPVC double window to the front elevation, a radiator, and carpeted flooring.

Bedroom Two

10'5" x 9'8" (3.20m x 2.96m)

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

Bedroom Three

7'10" x 7'1" (2.41m x 2.16m)

The third bedroom has a UPVC double window to the rear elevation, a radiator, and carpeted flooring.

Bathroom

6'7" x 5'5" (2.03m x 1.67m)

The bathroom has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a rainfall and handheld shower fixture and shower screen, recessed spotlights, partially water proof boarding, and Herringbone style flooring.

OUTSIDE

Front

To the front of the property is a driveway, and gated access to the rear garden.

Rear

To the rear of the property is a generously sized enclosed garden with a patio area, a lawn, and a fence panelled boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

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

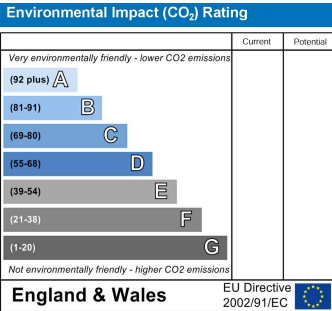
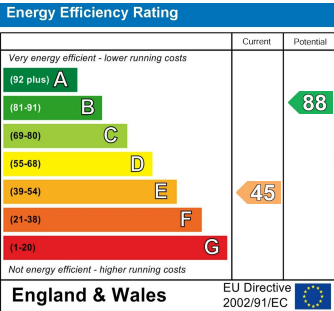
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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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.

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.



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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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