

HoldenCopley

PREPARE TO BE MOVED

Hanworth Gardens, Arnold, Nottinghamshire NG5 8NT

Guide Price £165,000 - £175,000

Hanworth Gardens, Arnold, Nottinghamshire NG5 8NT



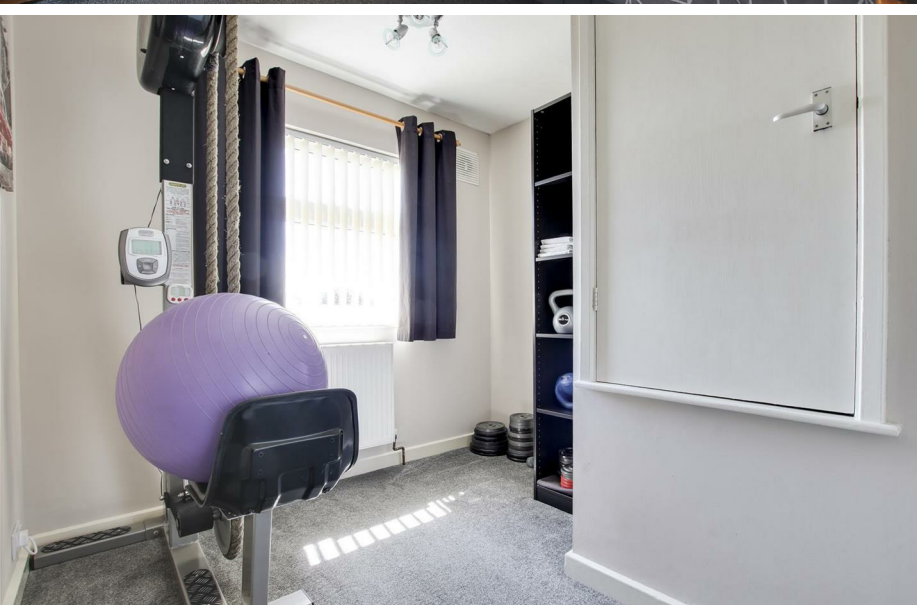
GUIDE PRICE £165,000 - £175,000

IDEAL FAMILY HOME...

This mid townhouse benefits from being excellently presented throughout and offers spacious accommodation, making an ideal purchase for any growing families or first time buyers looking for a property that is ready to move straight into! Situated close to a range of local amenities such as shops, eateries and excellent transport links into Nottingham City Centre. To the ground floor of the property is an entrance hall, a spacious living room, a kitchen with a separate utility room and a dining room, to the first floor of the property are three bedrooms serviced by a three piece bathroom suite. The property also benefits from having leased solar panels. Outside to the front of the property is the availability for on street parking and to the rear of the property is a private low maintenance garden with decked patio areas.

MUST BE VIEWED





- Mid Townhouse
- Three Bedrooms
- Spacious Living Room
- Kitchen & Separate Utility Room
- Three Piece Bathroom Suite
- Private Rear Garden
- Well Presented
- Solar Panels - Leased
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Entrance Hall

7'2" x 13'9" (2.2 x 4.2)
The entrance hall has wood effect waterproof click flooring, a radiator, a UPVC double glazed window to the front elevation and a composite front door to provide access into the accommodation

Living Room

11'9" x 15'8" (3.6 x 4.8)
The living room has carpeted flooring, a TV point, a radiator and a UPVC double glazed window to the front elevation

Kitchen

18'8" x 12'1" (5.7 x 3.7)
The kitchen has wood effect waterproof click flooring,, a range of fitted base and wall units with fitted countertops, a stainless steel sink with a drainer and mixer taps, an integrated oven with an electric hob and extractor hood, space for a freestanding fridge freezer, a radiator, recessed spotlights, a UPVC double glazed window to the rear elevation and a composite door to access the rear garden

Dining Room

10'5" x 7'2" (3.2 x 2.2)
The dining room has wood effect waterproof click flooring, a radiator, space for a dining table and is open plan to the kitchen

Utility Room

5'10" x 8'6" (1.8 x 2.6)
The utility room has vinyl flooring, a fitted countertop, space and plumbing for a washing machine and a tumble dryer, a wall mounted boiler, an extractor fan and a UPVC double glazed window to the rear elevation

FIRST FLOOR

Landing

The landing has carpeted flooring and provides access to the first floor accommodation

Bedroom One

11'5" x 12'1" (3.5 x 3.7)
The main bedroom has laminate flooring, an in-built cupboard, a radiator, a TV point and a UPVC double glazed window to the rear elevation

Bedroom Two

10'9" x 12'9" (3.3 x 3.9)
The second bedroom has carpeted flooring, a radiator and a UPVC double glazed window to the front elevation

Bedroom Three

9'6" x 8'6" (2.9 x 2.6)
The third bedroom, which has currently being used as a home gym, has carpeted flooring, a radiator and a UPVC double glazed window to the front elevation

Bathroom

7'2" x 6'6" (2.2 x 2.0)
The bathroom has waterproof click flooring,, a low level flush WC, a pedestal wash basin with stainless steel taps, a panelled bath with a wall mounted shower fixture, a heated towel rail, an extractor fan and a UPVC double glazed obscure window to the rear elevation

OUTSIDE

Front

To the front of the property is the availability for on street parking and a low maintenance garden

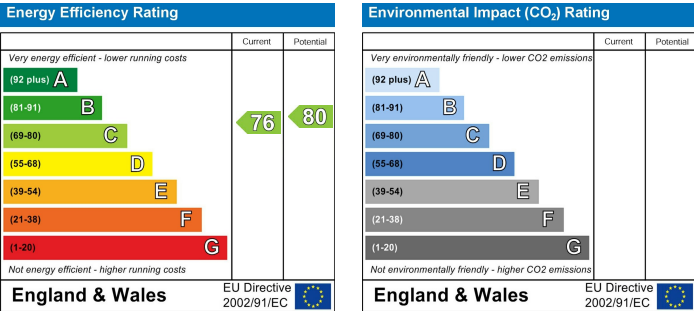
Rear

To the rear of the property is a private low maintenance garden with a decked seating areas, courtesy lighting and panelled fencing

DISCLAIMER

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.



Hanworth Gardens, Arnold, Nottinghamshire NG5 8NT



Approx. Gross Internal Area of the Ground floor:
616.99 Sq Ft - 57.32 Sq M

Approx. Gross Internal Area of the Entire Property:
1067.78 Sq Ft - 99.2 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
© Holden Copley 2020

Approx. Gross Internal Area of the 1st floor:
450.79 Sq Ft - 41.88 Sq M

Approx. Gross Internal Area of the Entire Property:
1067.78 Sq Ft - 99.2 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
© Holden Copley 2020

0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

sales@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.