

HoldenCopley

PREPARE TO BE MOVED

Duke Street, Arnold, Nottinghamshire NG5 6GP

£180,000

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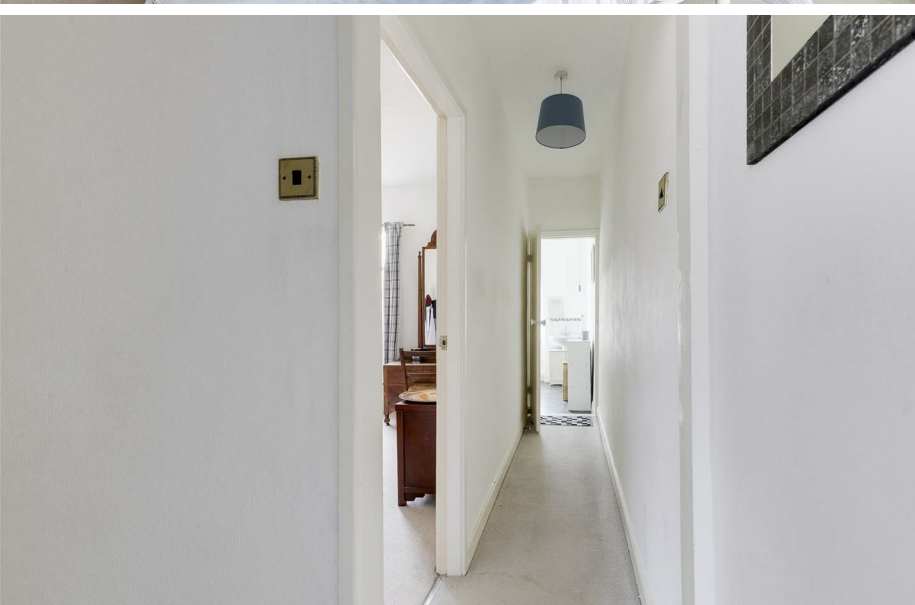


THE PERFECT STARTER HOME...

This well-presented end-terraced house would make the perfect starter home, offering modern comforts and the convenience of being ready to move straight into. The property benefits from a newly fitted boiler and a new roof, providing peace of mind for any buyer. Situated in the popular location of Arnold, it's just a stone's throw away from the vibrant High Street, local supermarkets, a range of amenities, excellent transport links, and reputable schools. To the ground floor, there is a welcoming dining room, a comfortable living room, and a fitted galley-style kitchen. The first floor offers two double bedrooms, both served by a modern four-piece bathroom suite. Outside, there is on-street parking to the front, while the rear of the property enjoys an enclosed garden with a decking area, a lawn, and a useful brick-built outhouse – perfect for storage or a potential utility space. This property offers a fantastic opportunity for first-time buyers or investors alike and must be viewed to be fully appreciated.

MUST BE VIEWED





- End-Terraced House
- Two Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen Diner
- Four-Piece Bathroom Suite
- Enclosed Garden
- Well-Presented Throughout
- New Boiler & New Roof
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Dining Room

11'10" x 10'10" (3.61 x 3.32)

The dining room has a UPVC double-glazed window to the front elevation, wood-effect flooring, a feature fireplace with a decorative surround, fitted base units, coving to the ceiling, a radiator, and a single UPVC door providing access into the accommodation.

Living Room

14'11" x 11'10" (4.56 x 3.63)

The living room has a UPVC double-glazed window to the rear elevation, wood-effect flooring, a radiator, coving to the ceiling, and an in-built cupboard.

Kitchen

10'10" x 6'5" (3.31 x 1.96)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a mixer tap and drainer, an integrated oven with a gas hob and extractor fan, space and plumbing for a washing machine and a tumble-dryer, a wall-mounted Worcester boiler, tiled splashback, vinyl flooring, a radiator, a UPVC double-glazed window to the side elevation, and a single UPVC door providing access into the accommodation.

FIRST FLOOR

Landing

15'1" x 2'5" (4.62 x 0.75)

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

Master Bedroom

11'10" x 10'10" (3.62 x 3.32)

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

Bedroom Two

11'11" x 9'2" (3.65 x 2.80)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, and an in-built cupboard.

Bathroom

10'9" x 6'7" (3.29 x 2.01)

The bathroom has a low level dual flush WC, a pedestal wash basin, a panelled bath, a shower enclosure, vinyl tile flooring, partially tiled walls, a radiator, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is on-street parking.

Rear

To the rear of the property is an enclosed garden with decking, a lawn, a patio pathway, various plants, an outdoor tap, a brick-built outhouse, and fence panelled boundaries.

ADDITIONAL INFORMATION

- Broadband Networks Available - Openreach, Virgin Media
- Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
- Phone Signal – Good 4G / 5G coverage
- Electricity – Mains Supply
- Water – Mains Supply

- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years+ (TBC)
- Flood Risk Area - Very low risk
- Non-Standard Construction – TBC
- Other Material Issues – TBC
- Any Legal Restrictions – TBC

DISCLAIMER

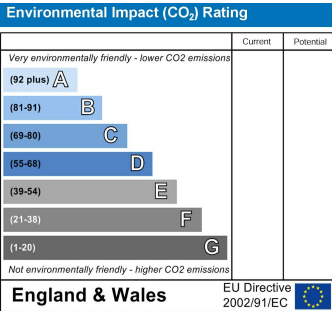
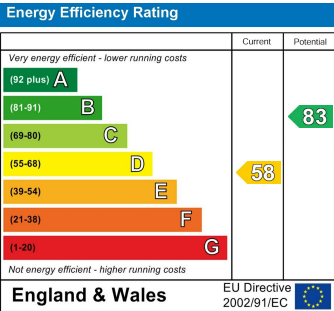
Council Tax Band Rating - Gedling Borough Council - Band A
This information was obtained through the directgov website.
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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 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.

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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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