

HoldenCopley

PREPARE TO BE MOVED

Lilleker Rise, Arnold, Nottinghamshire NG5 8HS

Guide Price £200,000 - £220,000

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GUIDE PRICE £200,000 - £210,000

IDEAL FOR FIRST TIME BUYERS...

This well-presented two-bedroom semi-detached home offers comfortable living, making it an ideal choice for any first-time buyer looking to move straight in. The property is situated in a popular and convenient location, within close proximity to a range of local amenities, great schools, and excellent transport links. To the ground floor, the property comprises an entrance, a spacious living room with a feature fireplace, and a fitted kitchen-diner. Upstairs, the first floor hosts two generously sized double bedrooms, with the master bedroom benefiting from fitted wardrobes, along with a three-piece bathroom suite and access to a fully boarded loft, providing useful additional storage space. Outside, the property enjoys a driveway to the front leading to a garage, providing off-road parking. To the rear, there is a private, enclosed garden featuring a paved patio seating area, a well-maintained lawn, and a useful garden shed – perfect for enjoying the warmer months.

NO UPWARD CHAIN





- Semi-Detached House
- Two Double Bedrooms
- Reception Room With Feature Fireplace
- Well Appointed Fitted Kitchen-Diner
- Three Piece Bathroom Suite
- Off-Road Parking & Garage
- Private Enclosed Rear Garden
- Popular Location
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Entrance

3*9" x 2*7" (1.16 x 0.80)

The entrance has carpeted flooring and stairs and a single composite door providing access into the accommodation.

Living Room

13*5" x 12*10" (4.11 x 3.93)

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

Kitchen

15*10" x 11*11" (4.85 x 3.65)

The kitchen has a range of fitted base and wall units with worktops and a tiled splashback, an integrated oven, a gas hob, a sink and a half with a drainer, a fridge-freezer, a washing machine, wood-effect laminate flooring, a radiator, UPVC double-glazed windows to the rear elevation and a single UPVC door providing access out to the garden.

FIRST FLOOR

Landing

6*11" x 2*6" (2.12 x 0.77)

The landing has a UPVC double-glazed window, carpeted flooring, a radiator, a recessed spotlight, access into the boarded loft via a drop-down ladder and provides access to the first floor accommodation.

Master Bedroom

12*7" x 10*2" (3.86 x 3.10)

The main bedroom has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator, fitted wardrobes with drawers, an over the head cupboard and a dressing table, recessed spotlights and coving.

Bedroom Two

9*5" x 8*9" (2.89 x 2.67)

The second bedroom has a UPVC double-glazed window to the rear elevation, wood-effect flooring and a radiator.

Bathroom

6*10" x 6*6" (2.09 x 1.99)

The bathroom has a low level concealed flush W/C, a vanity style wash basin, a P shaped fitted panelled bath with an electric shower and a glass shower screen, tiled flooring, partially tiled walls, a heated towel rail, coving, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front is a driveway leading to a garage, courtesy lighting and a garden with mature shrubs.

Rear

To the rear is a private garden with a paved patio seating area, a lawn, a shed and fence panelled boundaries.

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 & 5G, some 3G 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

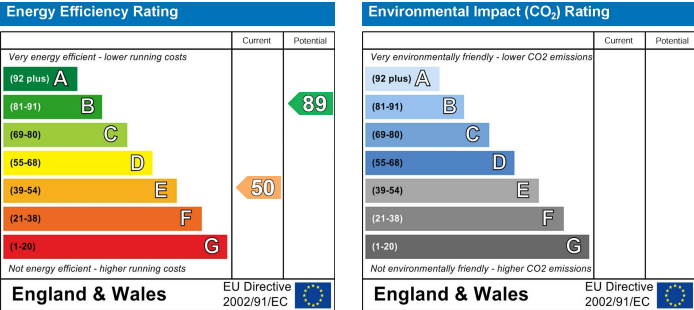
Council Tax Band Rating - Gedling Borough Council - Band B
This information was obtained through the directgov website.
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

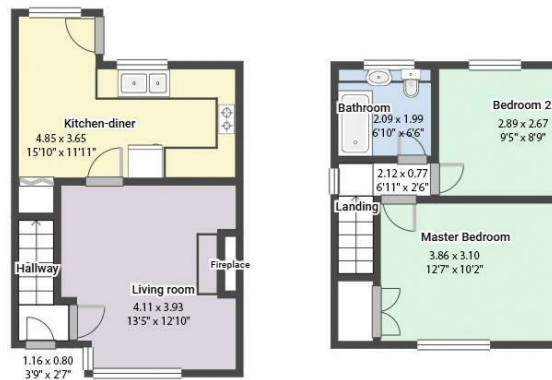
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to 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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