

HoldenCopley

PREPARE TO BE MOVED

Derry Hill Road, Arnold, Nottinghamshire NG5 8HP

Guide Price £135,000

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GUIDE PRICE: £135,000 - £140,000

LOCATION, LOCATION, LOCATION

This semi-detached house would make a great first time buy, family home or buy-to-let investment. The property is within close proximity to Arnold town centre and has excellent transport links to Nottingham city centre. To the ground floor is a spacious and modern living room and kitchen diner. The first floor has three bedrooms and a family bathroom. Outside there is a driveway to the front and a generous enclosed garden to the rear.

NOT TO BE MISSED





- Semi-Detached House
- Three Bedrooms
- Generous Garden
- Popular Location
- Close to Arnold Centre
- Great Transport Links
- Laminate Floors Throughout
- Parking
- Must Be Viewed





ACCOMMODATION

Ground Floor:

Entrance Hall

The entrance hall has a UPVC front door and provides access to the living room and stairway

Living Room

14'9" x 12'5" (4.5 x 3.8)

The living room has a laminate floor, double glazed bay window, fireplace with surround, TV point and a radiator

Kitchen Diner

15'8" x 9'6" (4.8 x 2.9)

The kitchen has a laminate floor, a range of base units, stainless steel sink with drainage board and mixer taps, space for washing machine, space for oven, space for fridge freezer, radiator, two built in storage cupboards, two double glazed windows and access to the rear garden

First Floor:

Bedroom One

13'1" x 9'2" (4.0 x 2.8)

This bedroom has a laminate floor, TV point, radiator and a double glazed window

Bedroom Two

9'6" x 9'2" (2.9 x 2.8)

This bedroom has a laminate floor, radiator and a double glazed window

Bedroom Three

8'6" x 6'6" (2.6 x 2.0)

This room has a radiator and double glazed window

Bathroom

6'2" x 4'11" (1.9 x 1.5)

The bathroom has tiled walls, low level flush WC, bath with electric shower and curtain rail, pedestal wash basin and a double glazed window

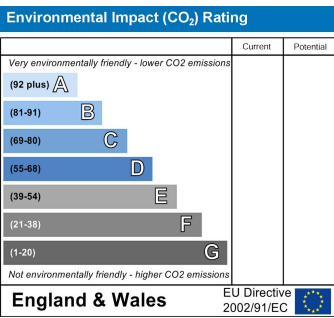
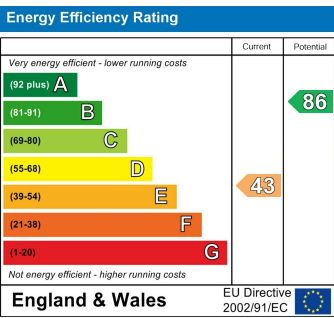
Outside:

Front

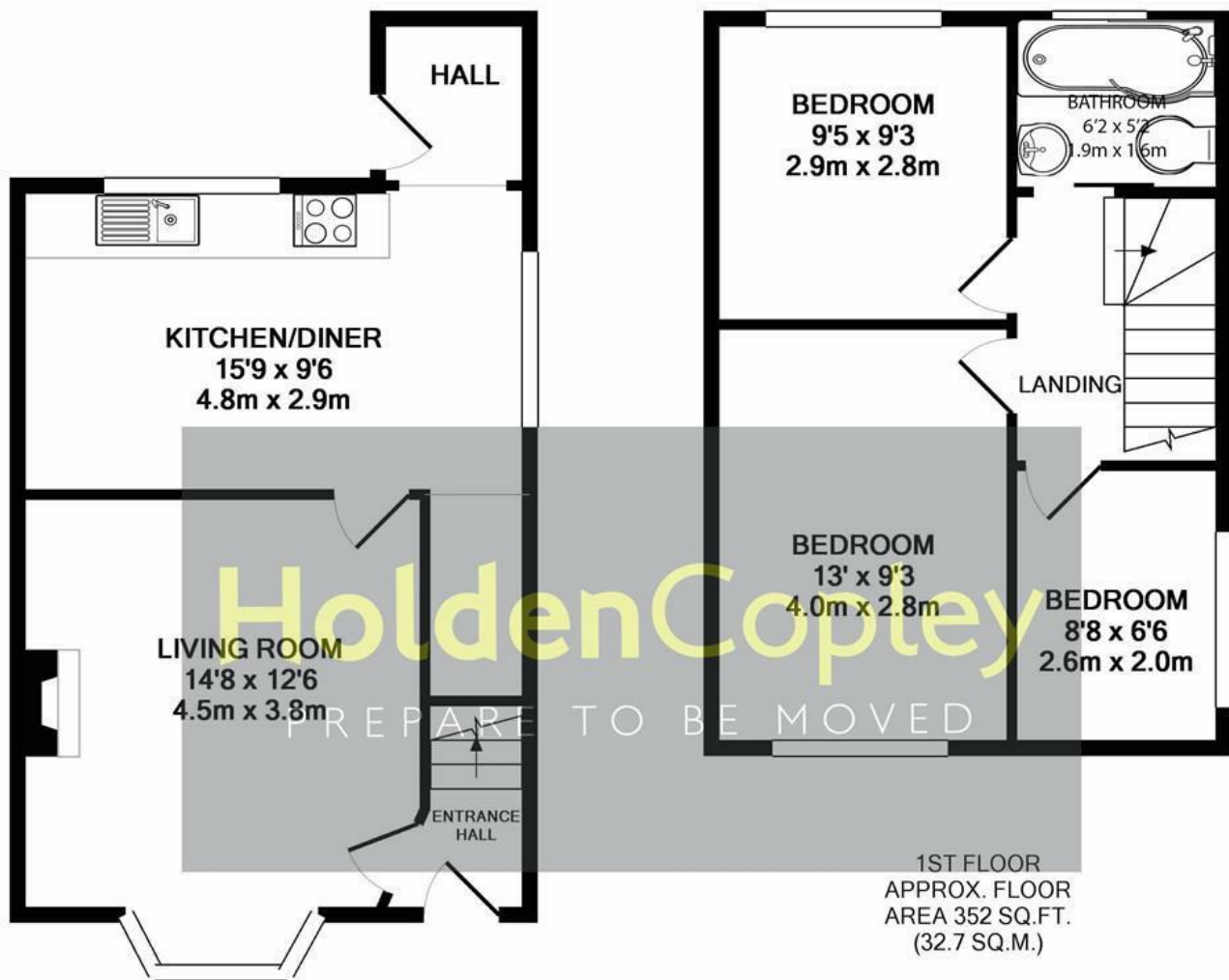
To the front of the property is a driveway which is boarded by two hedges

Rear

To the rear of the property is a private lawned garden which is enclosed by two hedges



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GROUND FLOOR
APPROX. FLOOR AREA 384 SQ.FT. (35.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 736 SQ.FT. (68.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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