

# HoldenCopley

PREPARE TO BE MOVED

Gleneagles Drive, Arnold, Nottingham NG5 8QL

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Guide Price £145,000

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GUIDE PRICE: £145,000 - £150,000

### PREPARE TO BE IMPRESSED

This immaculately presented town house would make a great home for a range of different buyers.

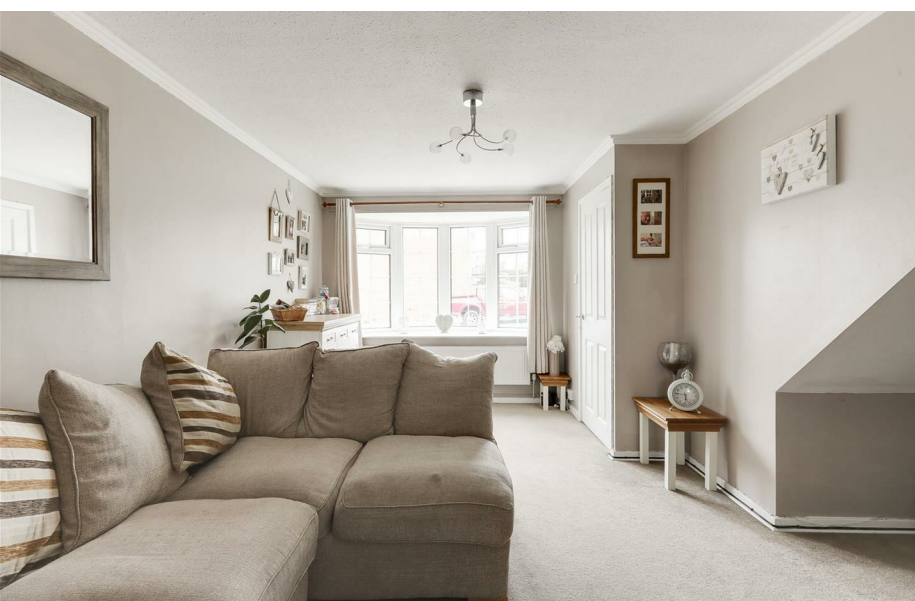
The property is located in a sought after part of Arnold with brilliant access to local amenities and transport links. The ground floor has a great sized lounge along with a stylish kitchen diner.

The first floor carries a modern bathroom and two bedrooms with the master bedroom benefiting from built in wardrobes. Outside there is a well maintained garden.

This is a popular area and a popular style of house so a early viewing is advised.

NO CHAIN





- Town House
- Great Sized Lounge
- Stylish Kitchen Diner
- Two Bedrooms
- Built In Wardrobes
- Modern Bathroom
- Enclosed Garden
- Well Presented Throughout
- Sought After Road
- No Chain





GROUND FLOOR

Lounge

16'8" x 13'1" (5.1 x 4.0)

The lounge has a double glazed bay window, a radiator and a TV point.

Kitchen

13'1" x 9'10" (4.0 x 3.0)

The kitchen has a range of wall and base units, an integrated oven, hob and extractor fan, a sink and a half with mixer taps and drainer, an integrated washing machine, recessed lighting, two double glazed windows, an integrated fridge freezer, a radiator, integrated dishwasher and access to the rear of the property.

FIRST FLOOR

Landing

The landing provides access to the first floor accommodation.

Master Bedroom

14'1" x 9'10" (4.3 x 3.0)

The master bedroom has a double glazed window, a radiator and built in wardrobes with combi boiler installed.

Bedroom Two

10'9" x 7'6" (3.3 x 2.3)

The second bedroom has a double glazed window and a radiator.

Bathroom

8'2" x 5'6" (2.5 x 1.7)

The bathroom has a double glazed window, a bath with shower over, a low level flush, a hand basin and a heated towel rail.

OUTSIDE

Front

To the front of the property there is a low maintenance pebbled area.

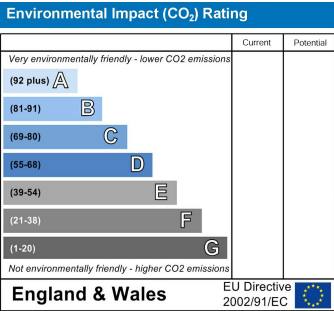
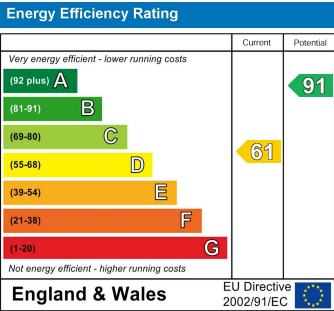
Rear

To the rear of the property there is a low maintenance garden, a shed and a parking space.

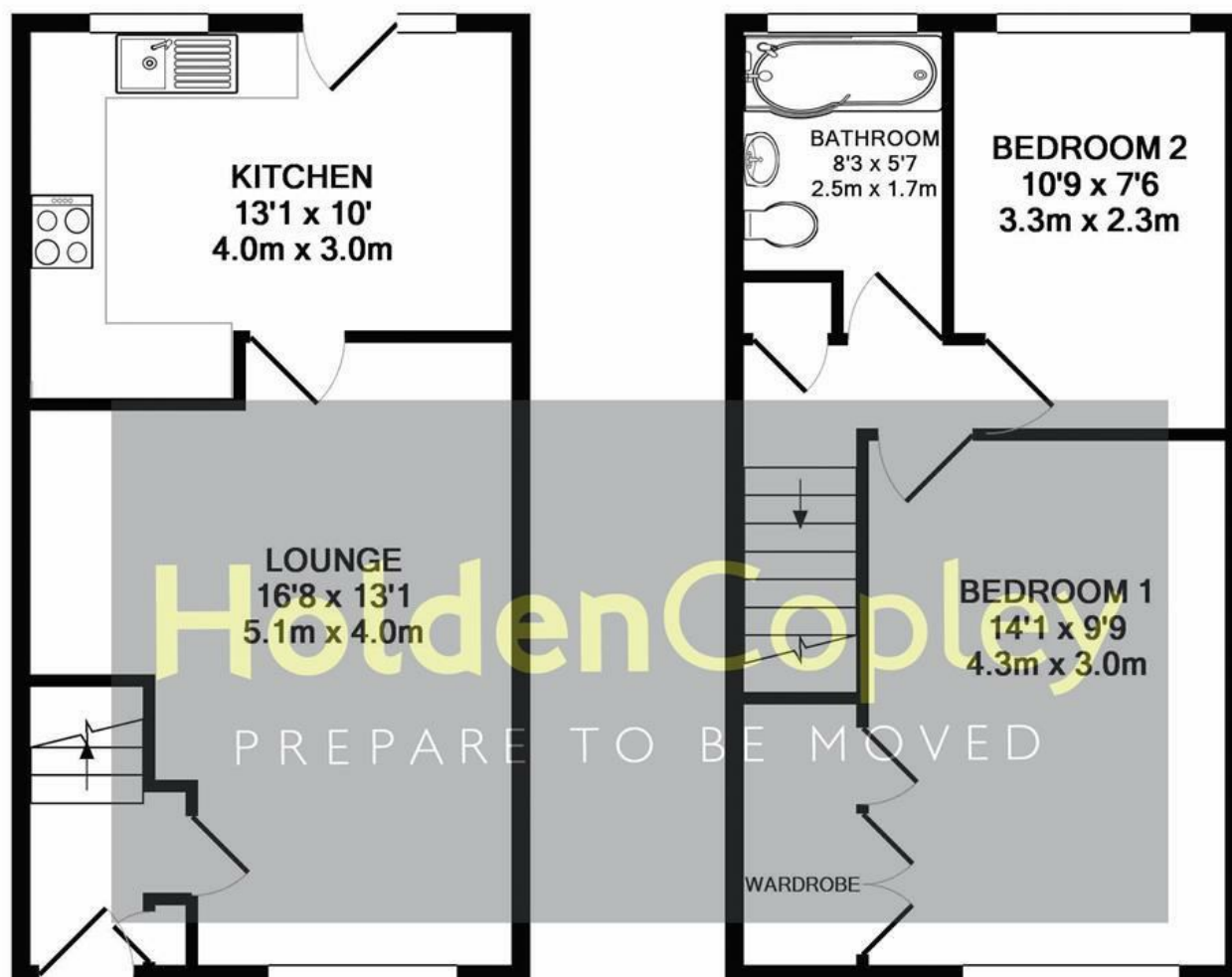
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GROUND FLOOR

1ST FLOOR

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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**0115 8969 800**

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

[sales@holdencopley.co.uk](mailto:sales@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

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