

# HoldenCopley

PREPARE TO BE MOVED

Acton Road, Nottingham, NG5 7AB

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Guide Price £250,000 - £260,000

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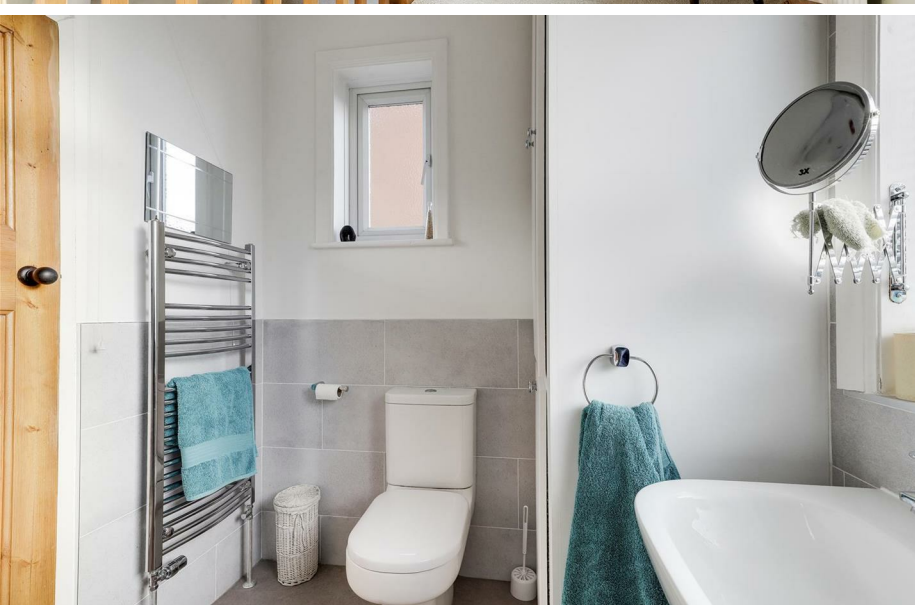
GUIDE PRICE £250,000 - £260,000

NO UPWARD CHAIN...

This well-proportioned detached home offers an abundance of space and potential throughout, making it an ideal purchase for a variety of buyers. Available with no upward chain, the property is situated in a highly sought-after location in Arnold, just a short walk from Arnold High Street, where a wide range of local amenities can be found, including shops, cafes, and excellent transport links. The ground floor comprises a welcoming porch leading into an entrance hall, a dining room featuring a bay front window, a spacious living room to the rear, and a fitted kitchen. Upstairs, there are three generously sized bedrooms and a modern three-piece shower room. Externally, the property benefits from a driveway and lawn to the front, with access to the rear garden. The rear garden is fully enclosed and offers a patio area, outside tap, lawn, planted borders, shed, and a fence-panelled boundary, providing a private and versatile outdoor space.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Cellar
- Three-Piece Shower Room
- Driveway
- Enclosed Rear Garden
- Must Be Viewed





GROUND FLOOR

Porch

6'10" x 2'2" (2.10 x 0.67)  
The porch has tiled flooring, and UPVC doors opening out to the front garden.

Entrance Hallway

12'4" x 6'11" (3.77 x 2.11)  
The entrance hallway has carpeted flooring, a radiator, a picture rail, and a door providing access into the accommodation.

Dining Room

12'9" x 11'10" (3.89 x 3.61)  
The dining room has a UPVC double glazed bay window to the front elevation, a window to the side elevation, a TV point, a feature fire surround, and carpeted flooring.

Living Room

12'4" x 11'10" (3.77 x 3.63)  
The living room has a UPVC double glazed window to the rear elevation, a TV point, a feature fireplace, a picture rail, and carpeted flooring.

Kitchen

8'11" x 6'11" (2.73 x 2.11)  
The kitchen has a range of fitted base and wall units with worktops, a sink and half with a swan neck mixer tap and drainer, an integrated double oven, a ceramic hob and extractor hood, space and plumbing for a wash machine, space for an under-counter fridge freezer, vinyl flooring, a UPVC double glazed window to the rear elevation, a UPVC door opening to the side elevation, and access into the cellar.

BASEMENT

Cellar

The cellar has lighting, electrics, and ample storage.

FIRST FLOOR

Landing

7'4" x 6'4" (2.25 x 1.94)  
The landing has a UPVC double glazed obscure window with stained glass inserts, a picture rail, a radiator, carpeted flooring, and access to the first floor accommodation.

Master Bedroom

12'5" x 11'9" (3.79 x 3.60)  
The main bedroom has a UPVC double glazed bay window to the front elevation, a UPVC double glazed window to the side elevation, a radiator, a picture rail, fitted wardrobes, and carpeted flooring.

Bedroom Two

12'5" x 11'1" (3.81 x 3.39)  
The second bedroom has two UPVC double glazed windows to the rear and side elevation, a radiator, a picture rail, and carpeted flooring.

Bedroom Three

9'5" x 6'11" (2.88 x 2.11)  
The third bedroom has a UPVC double glazed window to the front elevation, a radiator, a picture rail, and carpeted flooring.

Shower Room

7'8" x 6'2" (2.34 x 1.88)  
The shower room has two UPVC double glazed obscure windows to the rear and side elevation, a low level flush W/C, a pedestal wash basin, a walk-in shower with a wall-mounted electric shower fixture, an in-built cupboard, a chrome heated towel rail, partially tiled walls, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a driveway, a lawn, and access to the rear garden.

Rear

To the rear of the property is an enclosed garden with a patio area, an outside tap, a lawn, planted borders, a shed, a green house, and a fence panelled boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply  
Water – Mains Supply  
Heating – Gas Central Heating – Connected to Mains Supply  
Septic Tank – No  
Broadband – Fibre  
Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps  
Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G  
Sewage – Mains Supply  
Flood Risk – No flooding in the past 5 years  
Flood Defenses – No  
Non-Standard Construction – No  
Any Legal Restrictions – No  
Other Material Issues – No

DISCLAIMER

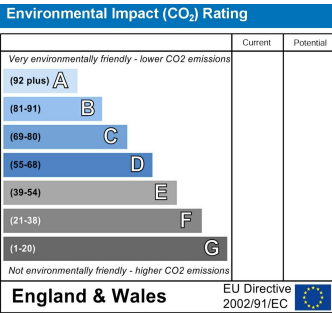
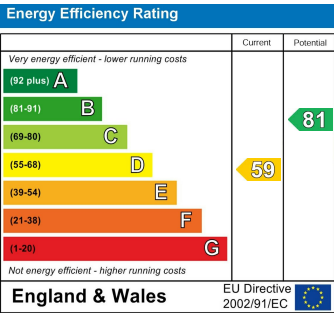
Council Tax Band Rating - Gedling Borough Council - Band G  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

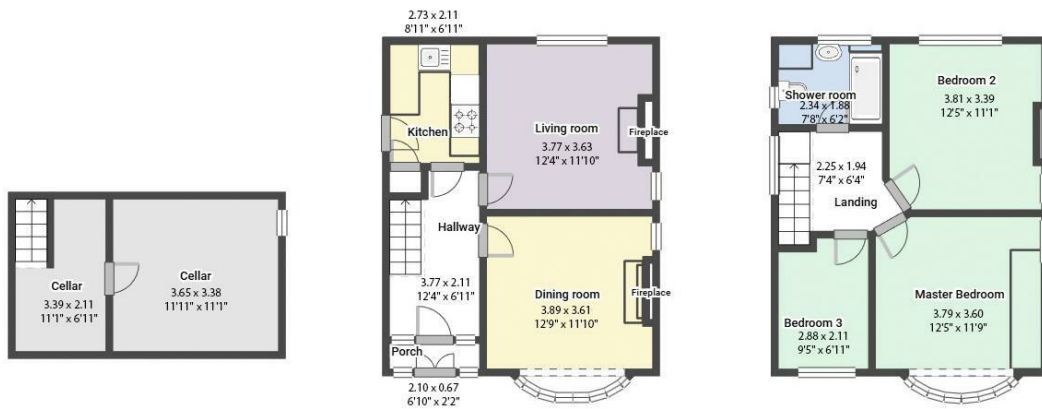
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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