

HoldenCopley

PREPARE TO BE MOVED

Albion Rise, Arnold, Nottinghamshire NG5 8EX

£925 PCM

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SPACIOUS FAMILY HOME AVAILABLE NOW...

This three bedroom semi-detached property offers spacious accommodation and would be ideal for any families looking for their next home. Situated in the popular location of Arnold, which is host to a range of local amenities such as shops, eateries and excellent transport links into Nottingham City Centre. To the ground floor of the property is an entrance hall, a spacious living room, a kitchen with a separate utility room and a conservatory and a shower room suite. To the first floor of the property are three bedrooms serviced by a bathroom with a separate WC. Outside to the front of the property is the availability for off road parking and to the rear is a private enclosed garden with steps up to a paved patio seating area, a lawn and a variety of mature plants and shrubs.

MUST BE VIEWED





- Semi-Detached Home
- Three Bedrooms
- Spacious Living Room
- Kitchen & Utility Room
- Conservatory
- Two Bathrooms
- Private Rear Garden
- Off Street Parking
- Unfurnished
- Available Now!





GROUND FLOOR

Hallway

10'8" x 3'8" (3.26 x 1.12)

The hallway has laminate flooring, a radiator, carpeted stairs, a wall mounted alarm system and a UPVC door to provide access into the accommodation

Shower Room

7'0" x 5'6" (2.15 x 1.68)

The shower room has tiled flooring, a low level flush WC, a pedestal wash basin with stainless steel mixer taps, a shower enclosure with a wall mounted shower fixture, fully tiled walls, a chrome heated towel rail and UPVC double glazed obscure windows to the front and side elevations

Living Room

19'7" x 10'10" (5.99 x 3.31)

The living room has laminate flooring, a feature fireplace with a decorative mantelpiece, a radiator, coving to the ceiling, wall mounted light fixtures, a UPVC double glazed window to the front elevation and UPVC double glazed sliding doors to access the conservatory

Conservatory

12'6" x 8'3" (3.82 x 2.52)

The conservatory has carpeted flooring, a polycarbonate roof and UPVC double glazed windows to the rear elevation

Kitchen

11'1" x 8'6" (3.4 x 2.6)

The kitchen has tiled flooring, a range of fitted base and wall units with fitted countertops, a stainless steel sink with a drainer and mixer taps, an integrated oven with a gas hob and extractor hood, space and plumbing for a washing machine, partially tiled walls, a radiator and a UPVC double glazed window to the side elevation

Utility Room

7'3" x 4'3" (2.22 x 1.31)

The utility room has tiled effect flooring, a UPVC double glazed window to the rear elevation and a UPVC door to access the rear garden

FIRST FLOOR

Landing

9'7" x 9'1" (2.93 x 2.78)

The landing has carpeted flooring, loft access, a UPVC double glazed window to the side elevation and provides access to the first floor accommodation

Master Bedroom

12'5" x 10'8" (3.79 x 3.27)

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

Bedroom Two

10'7" x 8'8" (3.23 x 2.65)

The second bedroom has carpeted flooring, an in-built wardrobe, coving to the ceiling, recessed spotlights and a UPVC double glazed window to the rear elevation

Bedroom Three

9'7" x 7'2" (2.94 x 2.19)

The third bedroom has carpeted flooring, coving to the ceiling, a radiator and a UPVC double glazed window to the front elevation

Bathroom

6'0" x 4'9" (1.84 x 1.45)

The bathroom has vinyl flooring, a vanity wash basin, a panelled bath with a wall mounted shower fixture, partially tiled walls and a UPVC double glazed window to the rear elevation

WC

4'7" x 2'9" (1.40 x 0.84)

This space has tiled effect flooring, a low level flush WC, a chrome heated towel rail, fully tiled walls and a UPVC double glazed obscure window to the rear elevation

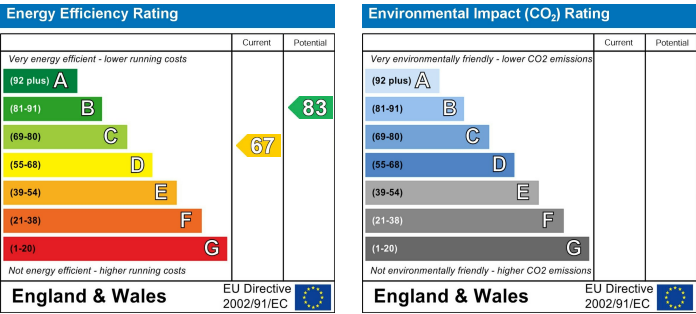
OUTSIDE

Front

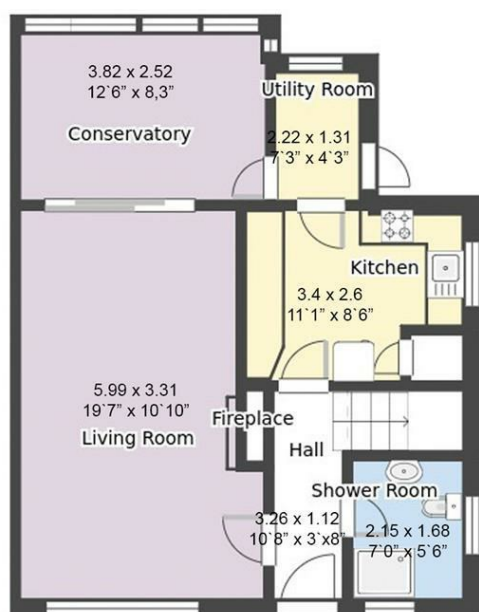
To the front of the property is the availability for off street parking

Rear

To the rear of the property is a private enclosed garden with a paved patio area, a lawn, a variety of plants and shrubs, a brick built garage and courtesy lighting



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All sizes and areas are approximate and for identification only. Not to scale.
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