

# HoldenCopley

PREPARE TO BE MOVED

Rolleston Drive, Arnold, Nottinghamshire NG5 7JP

---

Guide Price £200,000

Rolleston Drive, Arnold, Nottinghamshire NG5 7JP



GUIDE PRICE - £200,000 - £220,000

NO UPWARD CHAIN...

We are delighted to present this semi-detached corner plot house, located in a highly sought-after area close to Arnold Town Centre. This property benefits from modern updates including a new kitchen, bathroom, downstairs W/C, and new front, back, and patio doors. With excellent transport links into Nottingham City Centre and local amenities nearby, this home is perfect for families and is offered with no upward chain. On the ground floor, the welcoming entrance hall provides access to the convenient ground floor W/C. The spacious living room features a cosy fireplace and double French doors that open to the rear garden, creating a perfect space for relaxation and entertainment. The newly fitted kitchen boasts ample storage space, ideal for family meal preparations. The first floor comprises three good-sized bedrooms, providing ample space for family living. The contemporary three-piece bathroom suite adds to the comfort and convenience of this lovely home. Outside, the front of the property is adorned with a lawn, security lighting, a gravelled area, planted borders, a driveway, and gated access to the rear garden. The enclosed rear garden features a patio area, security lighting, an outside tap, a lawn, a shed, and a boundary of fence panels and hedges, making it a perfect space for outdoor activities and relaxation.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Newly Fitted Three-Piece Bathroom Suite & Ground Floor W/C
- Off-Street Parking
- Enclosed Rear Garden
- Popular Location
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has wood-effect flooring, a radiator, an in-built cupboard, and a composite door providing access into the accommodation.

W/C

This space has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a vanity-style wash basin, a radiator, and wood-effect flooring.

Living Room

16'0" x 10'10" (4.89m x 3.31m)

The living room has UPVC double glazed windows to the front and rear elevation, a feature fireplace with a decretive surround with a tiled hearth, two radiators, a dado rail, and double French doors open out to the rear garden.

Kitchen

12'6" x 11'3" (3.83m x 3.43m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and half with a swan neck mixer tap and drainer, an integrated oven, gas ring hob and extractor fan, space and pulling for a washing machine, space for a fridge freezer, space for a dining table, a radiator, a tiled splashback, vinyl flooring, a UPVC double glazed obscure window to the side elevation, a UPVC double glazed window to the rear elevation, and a single door providing access to the rear garden.

FIRST FLOOR

Landing

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

Bedroom One

13'1" x 10'5" (3.99m x 3.18m)

The first bedroom has a UPVC double glazed window to the rear elevation, a radiator, recessed spotlights, and carpeted flooring.

Bedroom Two

10'5" x 10'5" (3.18m x 3.18m)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, an in-built cupboard, and vinyl flooring.

Bedroom Three

10'9" x 8'4" (3.30m x 2.56m)

The third bedroom has a UPVC double glazed window to the rear elevation, a radiator, and carpeted flooring.

Bathroom

6'2" x 5'8" (1.89m x 1.75m)

The bathroom has a UPVC double glazed obscure window to the front elevation, a low level flush W/C, a vanity-style wash basin, a panelled bath with a wall-mounted rainfall and handheld shower fixture and shower screen, a chrome heated towel rail, waterproof boarding, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a lawn, security lighting, a gravelled area, planted borders, a driveway, and gated access to the rear garden.

Rear

To the rear of the property is an enclosed garden with a patio area, security lighting, an outside tap, a lawn, a shed, and a fence panelled and hedge 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 1000Mbps and Upload Speed 220Mbps
- Phone Signal – Good coverage of Voice, 3G & 4G - Some coverage of 5G

- 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

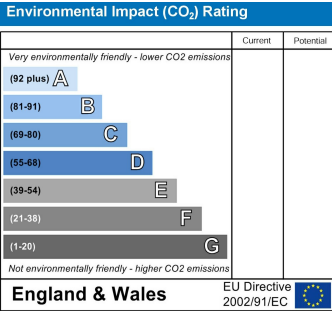
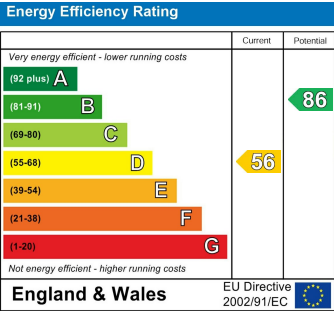
Council Tax Band Rating - Gedling Borough Council - Band B  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

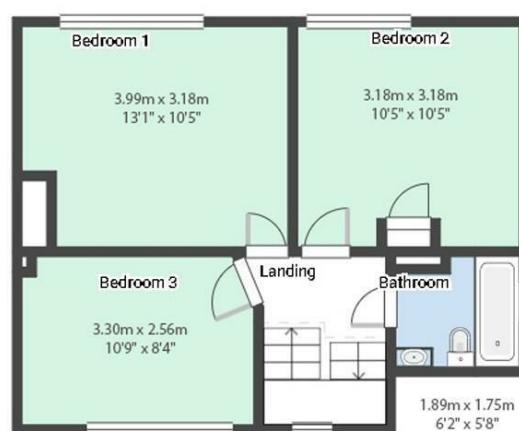
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



Rolleston Drive, Arnold, Nottinghamshire NG5 7JP

**HoldenCopley**  
PREPARE TO BE MOVED



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.  
© HoldenCopley

**0115 8969 800**

**26 High Street, Arnold, Nottinghamshire, NG5 7DZ**

**info@holdencopley.co.uk**

**www.holdencopley.co.uk**

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.