

# HoldenCopley

PREPARE TO BE MOVED

Howbeck Road, Arnold, Nottinghamshire NG5 8PE

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Asking Price £165,000

Howbeck Road, Arnold, Nottinghamshire NG5 8QE





GUIDE PRICE: £160,000 - £180,000

## LOCATION, LOCATION, LOCATION

This semi detached house is located in one of the most sought after parts of Arnold.

The property has plenty to offer with it being close to local schools and presented to a high standard throughout.

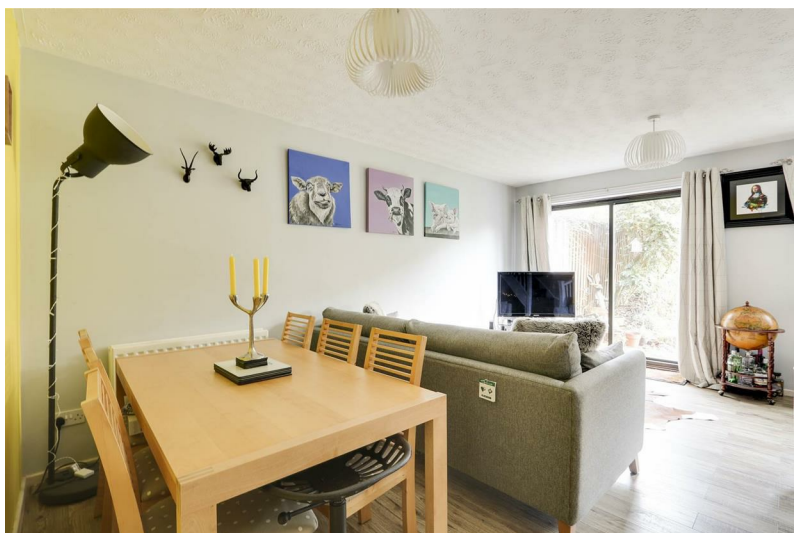
The ground floor has the kitchen, a family sized lounge that has space for a dining table and sliding doors that lead out to the garden.

The first floor carries a modern bathroom, two double bedrooms and one single bedroom with built in storage.

Outside to the rear there is a generous sized garden and to the front is a driveway providing off road parking for two vehicles.

\*360° VIRTUAL TOUR AVAILABLE\*

MUST BE VIEWED







- Semi Detached House
- Three Bedrooms
- Family Sized Lounge
- Light Kitchen
- Modern Bathroom
- Generous Sized Garden
- Driveway
- Sought After Location
- 360° Virtual Tour Available
- Must Be Viewed











GROUND FLOOR

Entrance Hall

The entrance hall has a radiator and provides access to the accommodation

Kitchen

8'2" x 7'6" (2.5 x 2.3)

The kitchen has a range of base and wall units, a sink and a half with mixer taps, an integrated oven with gas hob and extractor fan, space for a fridge freezer, space and plumbing for a washing machine, exposed boiler, a double glazed window and part tiled walls

Lounge/Diner

18'0" x 14'9" (5.5 x 4.5)

The lounge has a TV point, double glazed window, sliding doors that lead out to the rear, two radiators and space for a dining table

WC

This area has a low level flush WC, a hand wash basin and a double glazed window

FIRST FLOOR

Landing

The landing has a storage cupboard and provides access to the first floor accommodation

Master Bedroom

12'5" x 8'2" (3.8 x 2.5)

The main bedroom has a double glazed window and a radiator

Bedroom Two

12'5" x 8'2" (3.8 x 2.5)

The second bedroom has a double glazed window and a radiator

Bedroom Three

9'2" x 6'6" (2.8 x 2.0)

The third bedroom has a double glazed window, a radiator and built in wardrobe

Bathroom

7'2" x 6'10" (2.2 x 2.1)

The bathroom has a low level flush WC, a hand wash basin, a bath tub, a towel rail, part tiled walls and a double glazed window

OUTSIDE

Front

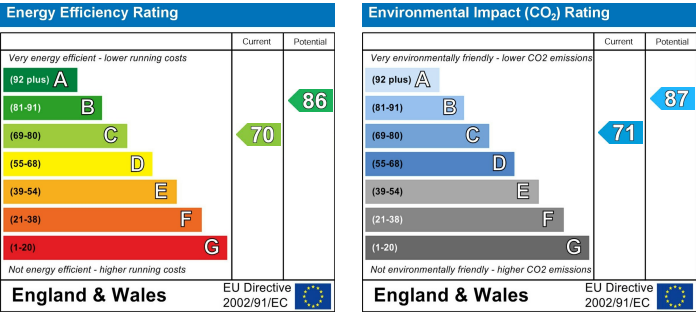
To the front of the property is a lawn with a driveway providing off road parking for two cars

Rear

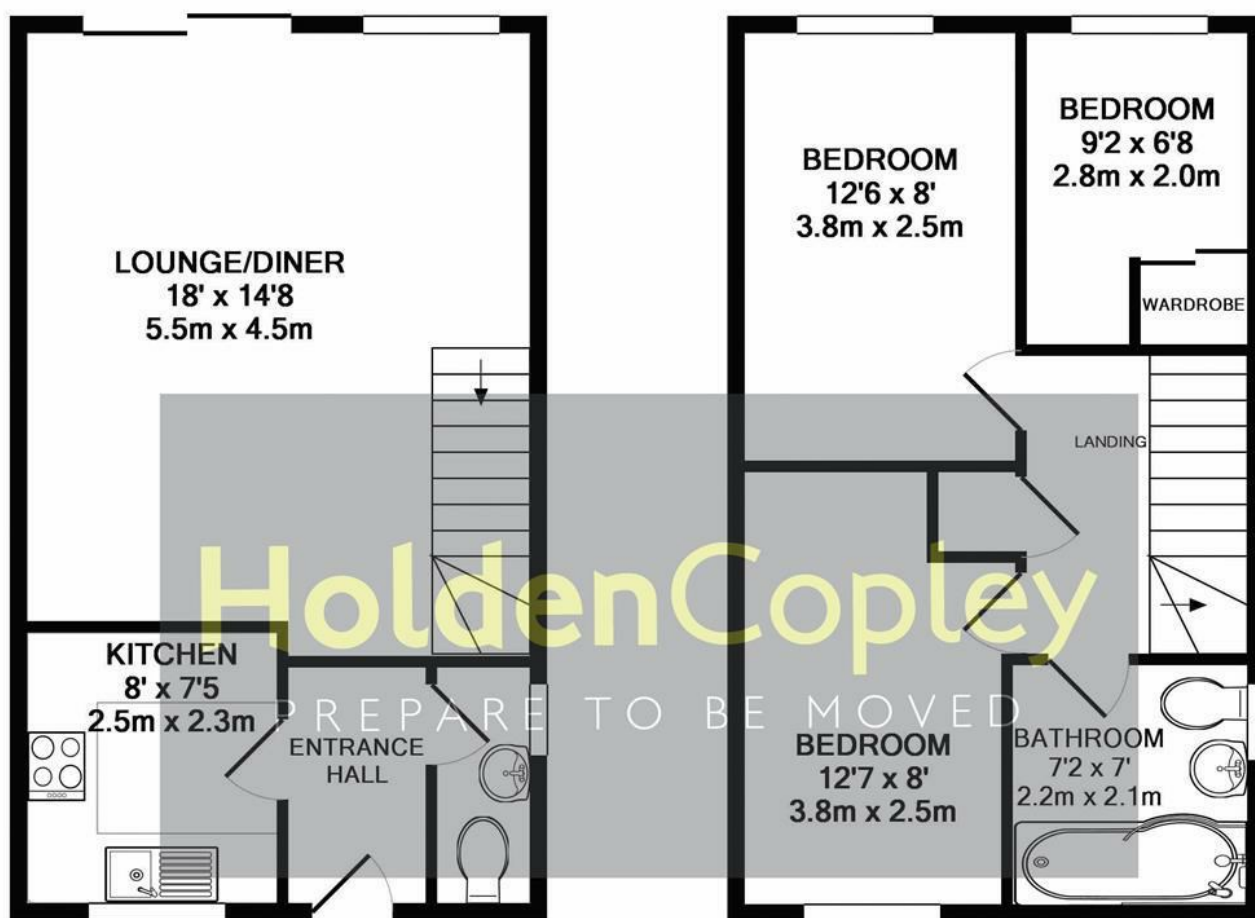
To the rear of the property is a private enclosed garden with a lawn and a raised decking area

DISCLAIMER

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GROUND FLOOR  
APPROX. FLOOR  
AREA 367 SQ.FT.  
(34.1 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 368 SQ.FT.  
(34.2 SQ.M.)

**TOTAL APPROX. FLOOR AREA 735 SQ.FT. (68.3 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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