

# HoldenCopley

PREPARE TO BE MOVED

Cross Street, Arnold, Nottinghamshire NG5 7AX

---

£200,000



Cross Street, Arnold, Nottinghamshire NG5 7AX





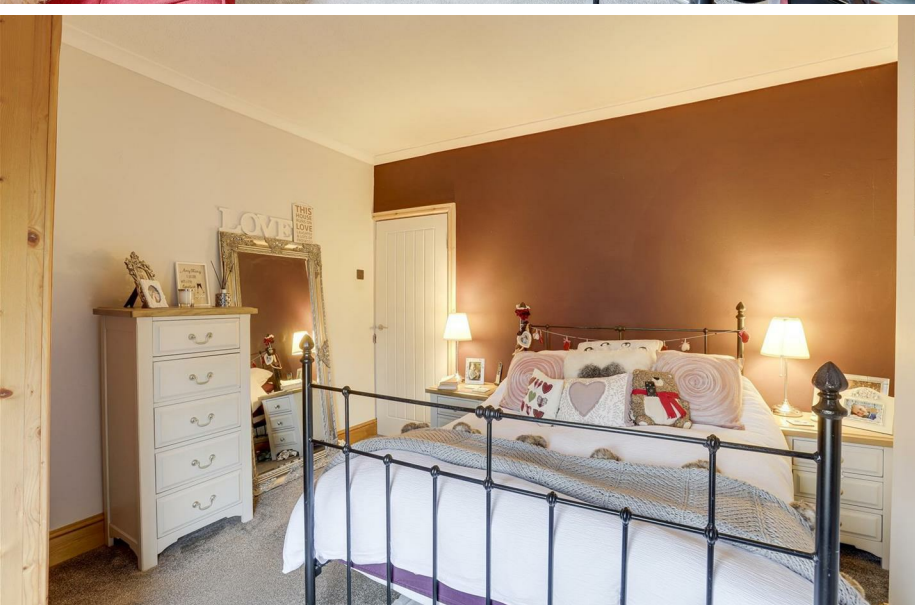
## IDEAL FOR FIRST TIME BUYERS...

This well-presented mid-terrace home offers deceptively spacious accommodation and is ideal for a first-time buyer looking for a property they can move straight into. Situated in a popular location, the home enjoys easy access to local shops, great schools, and a range of convenient transport links. The ground floor comprises a welcoming living room, access down to a useful cellar, and a spacious dining room featuring a cast-iron fireplace and double French doors opening out to the rear garden. Completing the ground floor is a modern fitted kitchen with plenty of storage and worktop space. To the first floor are two generously sized double bedrooms, a three-piece bathroom, and access to the loft for additional storage. Externally, on-street parking is available to the front, while the rear enjoys a private garden featuring two paved patio areas, a well-kept lawn, and mature planting.

## MUST BE VIEWED







- Mid-Terrace House
- Two Double Bedrooms
- Well Appointed Fitted Kitchen
- Two Reception Rooms
- Useful Cellar Space
- Three Piece Bathroom Suite
- Private Enclosed Rear Garden
- Popular Location
- Close To Local Amenities
- Must Be Viewed











GROUND FLOOR

Living Room

11'9" x 10'9" (3.59m x 3.30m)  
The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a recessed chimney breast alcove with a hearth, coving and a single UPVC door providing access into the accommodation.

Hall

3'0" x 2'6" (0.92m x 0.78m)  
The hall has wood-effect flooring and provides access down to the cellar.

Dining Room

12'1" x 11'9" (3.70m x 3.59m)  
The dining room has wood-effect flooring, a cast iron fireplace, a vertical radiator, coving, open access into the kitchen and UPVC double French doors providing access out to the garden.

Kitchen

7'5" x 6'6" (2.28m x 1.99m)  
The kitchen has range of fitted shaker style base and wall units with worktops, an integrated oven, an electric hob with an extractor hood, a ceramic sink with a drainer and a swan neck mixer tap, space and plumbing for a washing machine, space for an under the counter fridge, tiled flooring and a UPVC double-glazed window to the side elevation.

BASEMENT

Cellar

11'6" x 10'10" (3.52m x 3.31m)  
The cellar has lighting and power points.

FIRST FLOOR

Landing

15'3" x 2'7" (4.67m x 0.80m)  
The landing has carpeted flooring, access into the loft and provides access to the first floor accommodation.

Master Bedroom

11'9" x 10'9" (3.59m x 3.30m)  
The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring and coving.

Bedroom Two

12'2" x 8'10" (3.71m x 2.71m)  
The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator and coving.

Bathroom

7'6" x 6'7" (2.30m x 2.03m)  
The bathroom has a low level flush W/C, a vanity style wash basin, a fitted bath with a mains-fed shower, tiled flooring, partially tiled walls, a built-in cupboard, a vertical radiator and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front is on street parking.

Rear

To the rear is a private garden with two paved patio seating areas, a lawn, various plants, mature shrubs, an outbuilding and fence-panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply  
Heating – Gas Central Heating – Connected to Mains Supply  
Septic Tank – No  
Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800 Mbps & Highest upload speed at 220 Mbps  
Phone Signal – All 4G & 5G, some 3G available  
Sewage – Mains Supply  
Flood Risk – No flooding in the past 5 years  
Very low risk of flooding  
Non-Standard Construction – No  
Any Legal Restrictions –  
Other Material Issues –

DISCLAIMER

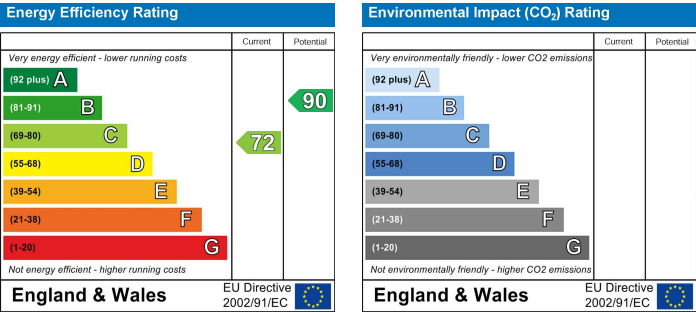
Council Tax Band Rating - Gedling Borough Council - Band A  
This information was obtained through the directgov website.  
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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.





# Cross Street, Arnold, Nottinghamshire NG5 7AX



**This floorplan is for illustrative purposes only.**

All measurements, positions of walls, doors, windows, fittings and appliances are approximate, not to scale and should not be relied upon as a statement of fact. HoldenCopley, their clients and employees are not authorised to make or give any representations or warranties in relation to the property. No responsibility is taken for any statement that may be made in these particulars, which do not form part of any offer or contract. Areas, measurements and distances are approximate. Text, photographs and plans are for guidance only and may not be comprehensive. Planning, building regulation or other consents should not be assumed, and no services or equipment have been tested. Purchasers must make their own investigations before entering any agreement.

## 0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

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

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

Agents Disclaimer: HoldenCopley, their clients and employees 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.