

# HoldenCopley

PREPARE TO BE MOVED

St. Albans Road, Arnold, Nottinghamshire NG5 6GW

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Guide Price £190,000 - £200,000

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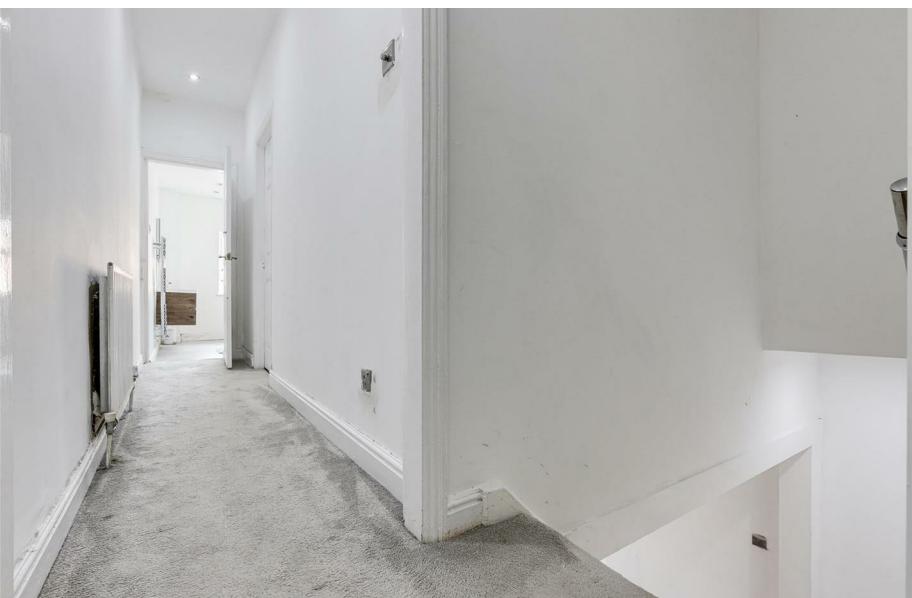
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## MID TERRACED HOUSE...

Nestled in a popular location with excellent transport links to Nottingham City Centre and surrounding areas, this mid-terraced house offers a perfect blend of convenience and comfort, ideal for a variety of buyers. The ground floor boasts a spacious living room with a bay window, a generous dining room, and a modern fitted kitchen. Ascending to the first floor, you'll find two bedrooms and a three-piece bathroom suite. The exterior of the property is equally appealing, with steps and courtesy lighting enhancing the front approach. To the rear, a small, low-maintenance courtyard features additional courtesy lighting, an outbuilding for extra storage, and fence panelling.

MUST BE VIEWED





- Mid Terrace House
- Two Bedrooms
- Living Room
- Dining Room
- Three-Piece Bathroom Suite
- Rear Courtyard
- Popular Location
- Close To Local Amenities
- Excellent Transport Links
- Must Be Viewed





## GROUND FLOOR

### Living Room

16'0" x 12'0" (max) (4.89m x 3.67m (max))

The living room has a UPVC double glazed bay window to the front elevation, a TV point, a feature fireplace, a radiator, wood-effect flooring, and a composite door providing access into the accommodation.

### Dining Room

12'0" x 11'1" (max) (3.68m x 3.64m (max))

The dining room has a UPVC double glazed window to the rear elevation, a radiator, a chimney breast alcove, and wood-effect flooring.

### Kitchen

11'5" x 6'10" (3.50m x 2.10m )

The kitchen has a range of fitted base and wall units with worktops, a composite sink with a swan neck mixer tap and drainer, an integrated oven, gas ring hob and extractor fan, a wall-mounted boiler, recessed spotlights, a vertical radiator, tiled splashback, vinyl flooring, a UPVC double glazed window to the rear elevation, and a UPVC door providing access to the rear garden.

## FIRST FLOOR

### Landing

15'4" x 9'3" (max) (4.68m x 2.82m (max))

The landing has carpeted flooring, a radiator, access into the loft, and access to the first floor accommodation.

### Bedroom One

12'1" x 11'1" (max) (3.69m x 3.38m (max))

The first bedroom has a UPVC window to the front elevation, a radiator, and carpeted flooring.

### Bedroom Two

11'1" x 8'11" (max) (3.64m x 2.72m (max))

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

### Bathroom

11'4" x 6'7" (max) (3.47m x 2.02m (max))

The bathroom has a UPVC double glazed obscure window to the rear elevation, a concealed dual flush W/C, a wall-mounted wash basin, a walk-in shower enclosure with a wall-mounted rainfall and handheld shower fixture, an in-built cupboard, recessed spotlights, a chrome heated towel rail, partially tiled walls, and tiled flooring.

## OUTSIDE

### Front

To the front of the property are steps, and courtesy lighting.

### Rear

To the rear of the property is a small courtyard with courtesy lighting, an outbuilding, an fence panelling.

## 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 & 220Mbps

Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 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 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.

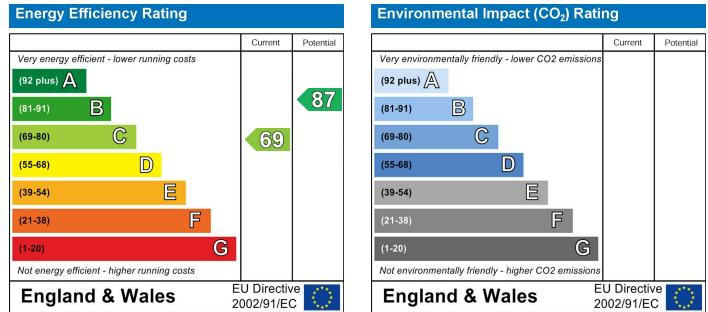
The vendor has advised the following:

Property Tenure is Freehold

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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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