

HoldenCopley

PREPARE TO BE MOVED

Duke Street, Arnold, Nottinghamshire NG5 6GP

Guide Price £200,000 - £235,000

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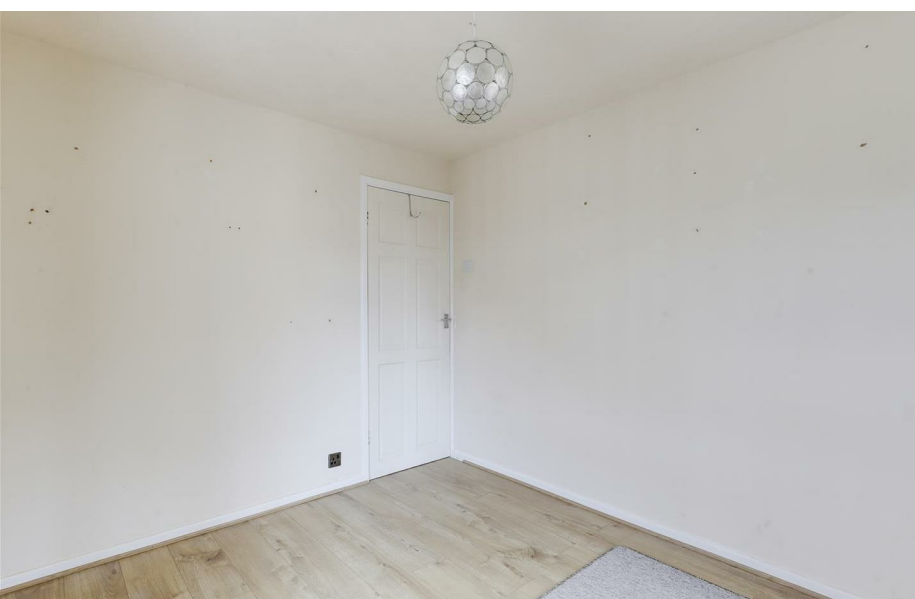
GUIDE PRICE £200,000-£220,000

NO UPWARD CHAIN...

Offered to the market with no upward chain, this two bedroom detached bungalow is the perfect purchase for couples looking for a convenient home to retire in, first-time buyers ready to get onto the property ladder, or investors seeking a well-placed opportunity to upgrade their portfolio! Located with easy access to ample local amenities such as shops, schools, eateries, parks, as well as excellent transport links including direct bus lines into Nottingham City Centre. Internally, the ground floor accommodation offers fitted kitchen with ample space for cooking, a spacious lounge/diner with a feature fireplace, a master bedroom with fitted wardrobes and cupboards, a second bedroom with double French doors to the rear garden, and a three piece shower room suite. Externally, the front of the property offers a gated block paved patio area, and access to the low-maintenance rear garden featuring a decked seating area with a pergola, and a convenient shed for outdoor storage - perfect for enjoying the outdoors without the hassle of upkeep.

MUST BE VIEWED





- Detached Bungalow
- Two Bedrooms
- Fitted Kitchen
- Lounge/Diner With Feature Fireplace
- Three Piece Shower Room Suite
- Low-Maintenance Garden
- Excellent Transport Links
- Convenient Location
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Entrance Hall

8'0" x 3'10" (2.46 x 1.18)

The entrance hall has tiled flooring, a radiator, built-in storage cupboards, and a UPVC door providing access into the accommodation.

Kitchen

8'9" x 7'9" (2.69 x 2.37)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a mixer tap and drainer, an integrated oven and gas hob with an extractor fan, a microwave, a washing machine, a tumble dryer, a fridge freezer, tiled flooring and walls, and a UPVC double-glazed window to the front elevation.

Lounge/Diner

17'2" x 13'1" (5.24 x 3.99)

The lounge/diner has carpeted flooring, a feature fireplace with a decorative surround and a hearth, two radiators, and a UPVC double-glazed window to the front elevation.

Hallway

3'6" x 2'6" (1.08 x 0.78)

The hallway has carpeted flooring and access to the loft.

Master Bedroom

13'6" x 9'11" (4.13 x 3.04)

The main bedroom has carpeted flooring, a range of fitted wardrobes and overhead cupboards, a radiator, and a UPVC double-glazed window to the rear elevation.

Bedroom Two

9'6" x 8'9" (2.92 x 2.68)

The second bedroom has wood-effect flooring, a radiator, a UPVC double-glazed window to the side elevation, and double French doors leading out to the rear garden.

Shower Room

7'5" x 5'7" (2.28 x 1.72)

The shower room has a concealed low level flush W/C, a vanity style was basin with a mixer tap, a shower enclosure with a wall-mounted electric shower fixture, vinyl flooring, tiled walls, a radiator, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a block-paved patio area, gated access, and brick wall boundaries.

Rear

To the rear of the property is a private enclosed garden with a decked seating area and a pergola, a shed, gravelled and paved areas, and fence panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – All 4G and some 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band C

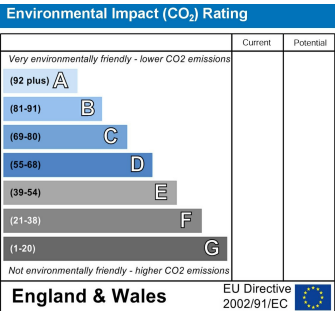
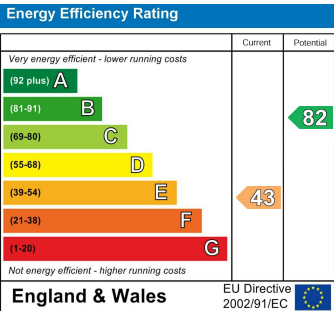
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is freehold.

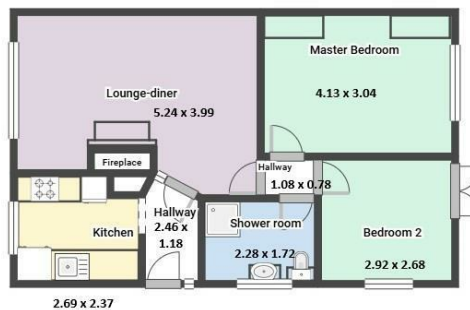
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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



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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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