

HoldenCopley

PREPARE TO BE MOVED

Kingswell Road, Arnold, Nottinghamshire NG5 6NP

Asking Price £200,000

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LOCATION, LOCATION, LOCATION

NO CHAIN!

This three bedroom semi detached house is situated in a highly sought after location. The property offers an abundance of space both downstairs and upstairs.

It benefits from excellent school catchments and is just a short walk away from Arnold town centre.

To the ground floor there is an entrance hallway, WC, lounge and separate dining room along with a modern kitchen and a sitting room.

To the first floor there are three bedrooms along with a modern bathroom suite.

There is also a very useful loft room.

Outside there is parking to the front and to the rear there is a good sized private enclosed garden.





- Semi Detached
- Three Bedrooms
- Useful Loft Space
- Good Sized Lounge
- Modern Kitchen
- Generous Sized Garden
- Driveway
- Great Location





ACCOMMODATION

Ground Floor:

Entrance Hall

The hall has a radiator and provides access to the ground floor accommodation

WC

This space has a low level flush WC, hand basin, a radiator and a double glazed window

Living Room

13'1" × 12'5" (4.00 × 3.80)

The living room has a double glazed window, laminated flooring, TV point, a radiator and gas fire with feature surround

Dining Room

10'9" × 8'10" (3.30 × 2.70)

The dining room has laminated flooring, a radiator and double glazed French doors

Kitchen

12'9" × 12'5" (3.90 × 3.80)

The kitchen has a range of base and wall units, a stainless steel sink with drainer and mixer taps, space for a fridge freezer, space for a cooker, space for a dishwasher and two double glazed windows

Family Room

9'10" × 6'10" (3.00 × 2.10)

This space has two double glazed windows, TV point and a radiator

First Floor:

Landing

The landing has loft access, a radiator and provides access to the first floor accommodation

Master Bedroom

14'9" × 9'10" (4.50 × 3.80)

The main bedroom has a double glazed window, a radiator and wooden flooring

Bedroom Two

14'9" × 10'9" (4.50 × 3.30)

The second bedroom has a double glazed window, a radiator and laminated flooring

Bedroom Three

8'6" × 7'10" (2.60 × 2.40)

Bedroom three has a double glazed window, a radiator and a wooden floor

Bathroom

8'6" × 4'11" (2.60 × 1.50)

The bathroom has a bath with shower over, hand basin, low level flush WC, part tiled walls, chrome heated towel rail and a double glazed window

Useful Loft Room

Useful space for light storage, this space has a Velux window and a heater

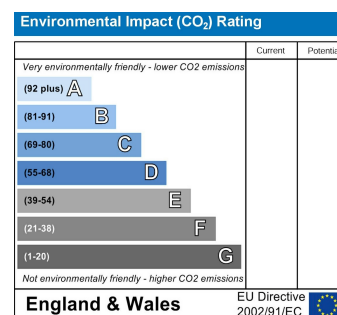
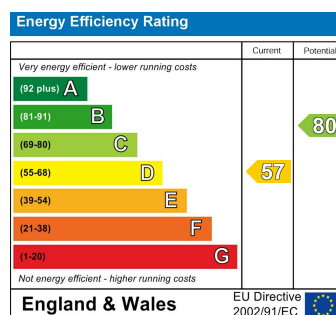
Outside:

Front

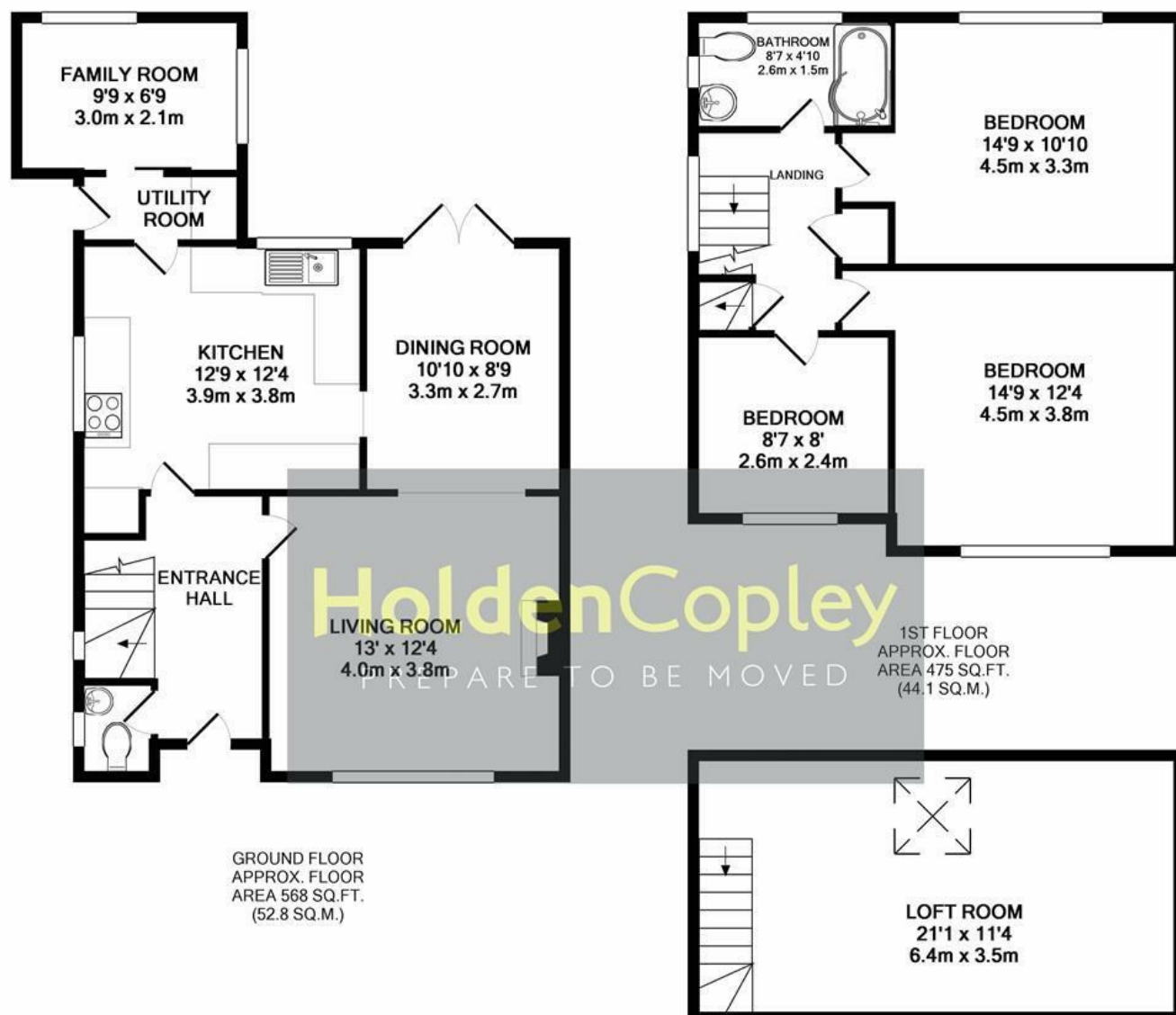
To the front of the property there is a driveway providing off-street parking and a lawned garden

Rear

To the rear of the property there is a private, south facing garden with a patio area, lawned area and a range of plants and shrubs



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TOTAL APPROX. FLOOR AREA 1282 SQ.FT. (119.1 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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