

HoldenCopley

PREPARE TO BE MOVED

Arnside Road, Bestwood, Nottinghamshire NG5 5HH

Guide Price £160,000

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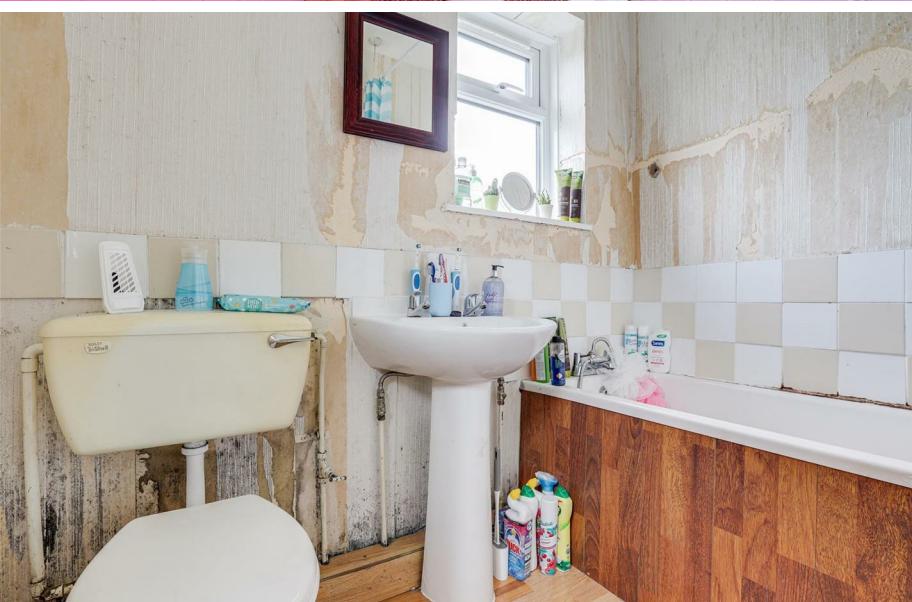
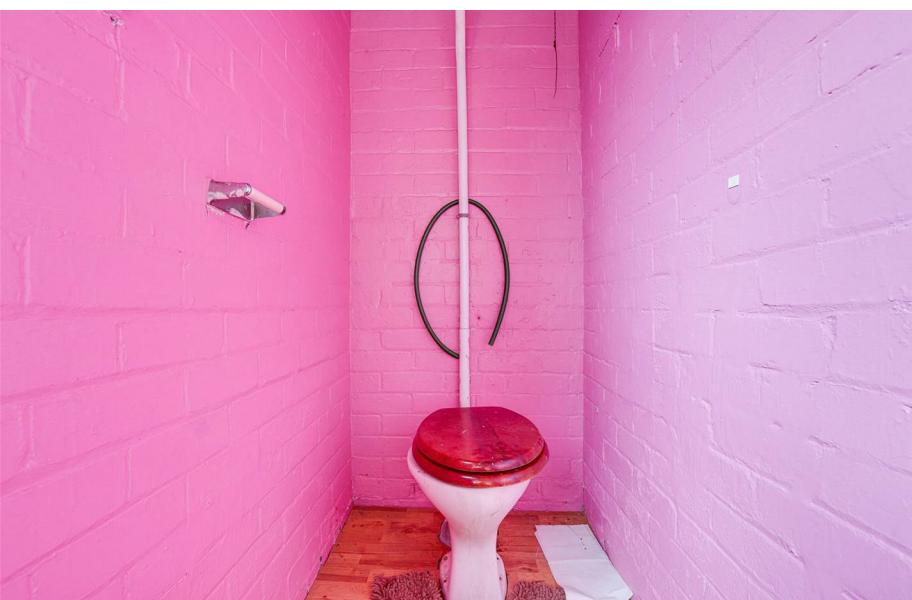
GUIDE PRICE: £160,000 - £180,000

PLENTY OF POTENTIAL THROUGHOUT...

Introducing an exciting opportunity for those with a keen eye for renovation and a vision of transforming a property into their dream home! This three-bedroom semi-detached house, situated in a peaceful neighbourhood, presents a canvas for a creative homeowner. The ground floor features an entrance hall that welcomes you into the spacious abode. The large living room offers ample space for family gatherings and relaxation. The kitchen, complete with a pantry, is a blank canvas waiting for your personal touch. Additionally, a convenient W/C on this floor adds to the practicality of the space. Moving to the first floor, you'll find three bedrooms awaiting your customisation, offering the potential for cosy retreats. The three-piece bathroom suite caters to your daily needs. Outside, the property offers on-street parking, ensuring convenience for residents and guests. The mature private enclosed garden provides an ideal outdoor space for gardening and leisure. Don't miss the chance to make this house your own, shaping it into a beautiful, personalised home. This property is situated in a popular location within reach of various local amenities and conveniences, great school catchments and regular transport links.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Ground Floor W/C
- Three-Piece Bathroom Suite
- Mature Private Enclosed Garden
- On-Street Parking
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

7'5" x 5'9" (max) (2.28m x 1.77m (max))

The entrance hall has a fitted storage cupboard, a radiator, a window to the side elevation and a single composite door providing access into the accommodation

Living Room

19'4" x 11'6" (max) (5.91m x 3.52m (max))

The living room has wood-effect flooring, a feature fireplace with a decorative surround, a TV point, a radiator, three UPVC double glazed windows to the front and rear elevations and a single door providing access to the rear garden

Kitchen

13'1" x 7'6" (4.00m x 2.29m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer, space for an oven, space for a fridge freezer, space and plumbing for a washing machine, space and plumbing for a dishwasher, a radiator, tiled splashback, a pantry and a UPVC double glazed window to the rear elevation

Pantry

4'0" x 2'10" (1.24m x 0.87m)

Corridor

3'1" x 2'11" (0.94m x 0.91m)

The corridor has wood-effect flooring and a single door providing access to the rear garden

W/C

5'5" x 2'10" (1.66m x 0.88m)

This space has a high-level flush W/C, wood-effect flooring and a UPVC double glazed obscure window to the side elevation

FIRST FLOOR

Landing

10'9" x 10'2" (max) (3.29m x 3.12m (max))

The landing has wood-effect flooring, an in-built storage cupboard, two UPVC double glazed windows to the side elevation and provides access to the loft and first floor accommodation

Bedroom One

11'7" x 10'9" (3.54m x 3.29m)

The main bedroom has carpeted flooring, a radiator and a UPVC double glazed window to the front elevation

Bedroom Two

11'8" x 8'5" (3.58m x 2.58m)

The second bedroom has wood-effect flooring, an in-built storage cupboard, a radiator and a UPVC double glazed window to the rear elevation

Bedroom Three

7'10" x 7'6" (2.40m x 2.31m)

The third bedroom has wood-effect flooring, an in-built storage cupboard, a radiator and a UPVC double glazed window to the front elevation

Bathroom

7'2" x 5'6" (2.19m x 1.68m)

The bathroom has a low-level flush W/C, a pedestal wash basin, a panelled bath with a hand-held shower fixture, a radiator, wood-effect flooring, tiled splashback and two UPVC double glazed obscure windows to the side and rear elevations

OUTSIDE

Front

To the front of the property there is access to on-street parking

Rear

To the rear of the property is a mature private enclosed garden with a stone paved patio area, steps up to a mature lawn, a range of plants and shrubs, hedged boarders and brick boundaries

DISCLAIMER

Council Tax Band Rating - Nottingham City 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.

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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
<i>Not energy efficient - higher running costs</i>					
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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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Agents Disclaimer: HoldenCopley, their clients and employees 1: 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.