

HoldenCopley

PREPARE TO BE MOVED

Appldorne Way, Arnold, Nottinghamshire NG5 8JQ

£240,000

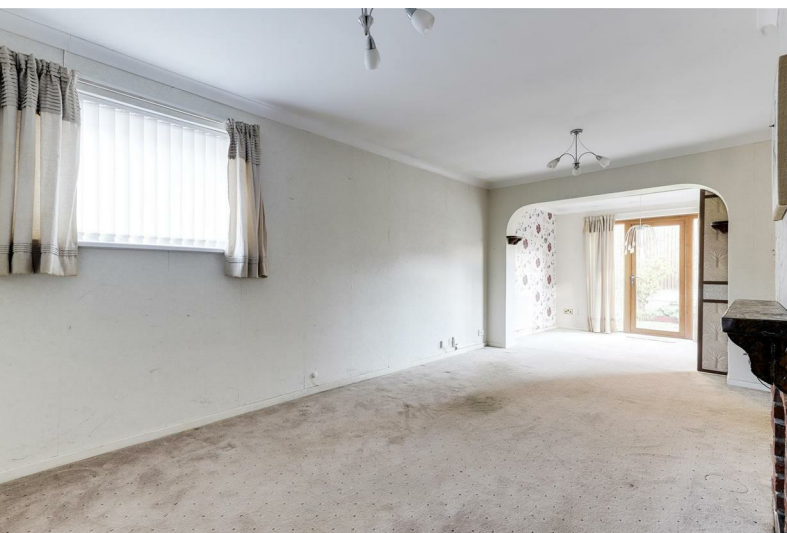
Appledorne Way, Arnold, Nottinghamshire NG5 8JQ



NO UPWARD CHAIN...

This well-presented two-bedroom detached bungalow is ideally situated in a popular residential location in Arnold, just a short distance from local amenities, bus links, and excellent transport routes. Offering spacious accommodation throughout, this property is well-maintained and ready for a new owner to simply move straight in. Benefiting from off-street parking, a garage, and a private low-maintenance garden, this bungalow would make an ideal purchase for those looking for easy living without compromising on comfort. Internally, the accommodation comprises an entrance hall with storage, a convenient W/C, a modern shower room, and a spacious living room featuring a charming exposed brick feature fireplace with open access through to the dining room, which enjoys views over the rear garden. The modern fitted kitchen offers a range of units and integrated appliances, while both bedrooms are well-proportioned and located to the front of the property. Outside, the property enjoys a block-paved driveway, decorative planting, and access to the garage at the front. To the rear is a private enclosed garden featuring an artificial lawn and well-stocked borders—perfect for enjoying the warmer months with minimal upkeep.

MUST BE VIEWED





- Detached Bungalow
- Two Bedrooms
- Living Room With Feature Fireplace & Dining Room
- Modern Fitted Kitchen
- Shower Room & W/C
- Off-Street Parking & Garage
- Private Enclosed Garden
- Owned Solar Panels
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Entrance Hall

7'10" x 7'3" (2.39 x 2.21)

The entrance hall has carpeted flooring, a radiator, a built-in storage cupboard, coving to the ceiling, access to the loft, and a single door providing access into the accommodation.

W/C

4'7" x 2'4" (1.42 x 0.73)

This space has a low level flush w/c, a corner vanity-style wash basin with a mixer tap, tiled flooring and walls, a chrome heated towel rail, recessed spotlights, and a UPVC double-glazed obscure window to the side elevation.

Shower Room

5'5" x 4'4" (1.67 x 1.34)

The shower room has a vanity-style wash basin with a mixer tap, a shower enclosure with a wall-mounted handheld shower fixture, tiled flooring and walls, a chrome heated towel rail, recessed spotlights, and a UPVC double-glazed obscure window to the side elevation.

Living Room

17'4" x 11'0" (5.29 x 3.37)

The living room has carpeted flooring, a radiator, a feature fireplace with an exposed brick surround, coving to the ceiling, a UPVC double-glazed window to the side elevation, and open access to the dining room.

Dining Room

10'9" x 8'0" (3.29 x 2.44)

The dining room has carpeted flooring, coving to the ceiling, a UPVC double-glazed windows to the side and rear elevations, and a single door leading out to the rear garden.

Kitchen

8'9" x 7'10" (2.68 x 2.39)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven and induction hob with a concealed extractor fan, space and plumbing for a washing machine, tiled flooring and walls, a radiator, a built-in storage cupboard, coving to the ceiling, recessed spotlights, and a UPVC double-glazed window to the rear elevation.

Master Bedroom

13'0" x 11'1" (3.98 x 3.39)

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

Bedroom Two

8'11" x 7'10" (2.72 x 2.39)

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

OUTSIDE

Front

To the front of property is a block paved driveway, decorative planted borders, access to the garage, and boundaries made up of brick wall, fence panelling, and hedges.

Rear

To the rear of the property is a garden with an artificial lawn, planted borders, 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

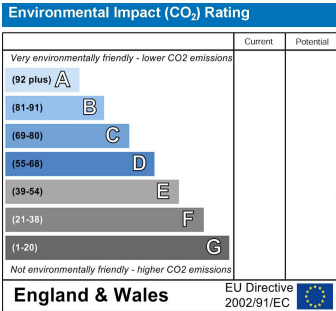
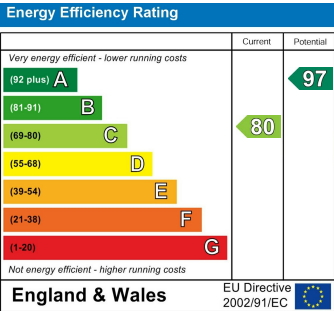
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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

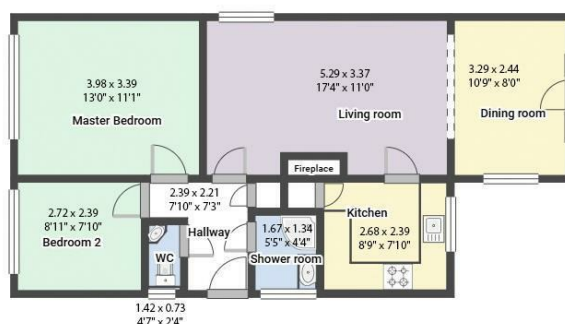
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to 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.

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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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