

HoldenCopley

PREPARE TO BE MOVED

Thales Drive, Arnold, Nottinghamshire NG5 7NF

Guide Price £240,000 - £250,000

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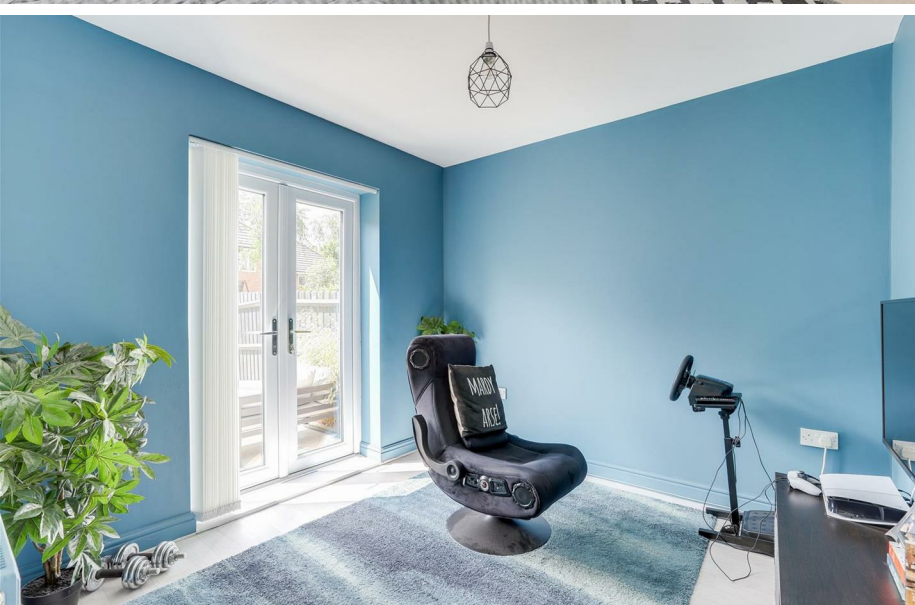
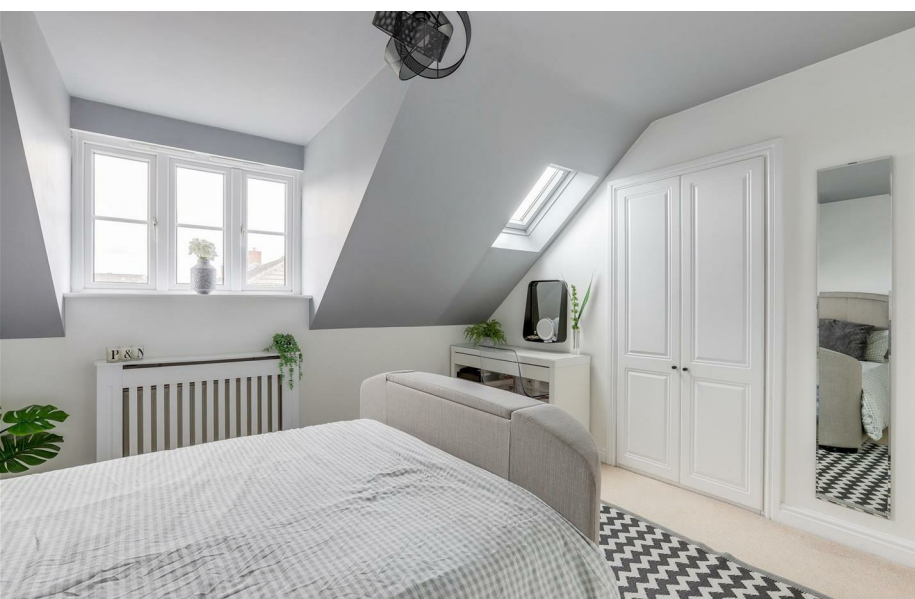
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WELL-PRESENTED THREE-STOREY HOME...

Situated in the popular and convenient location of Arnold, this three-bedroom house is beautifully presented and modernly finished throughout, an ideal purchase for a wide range of buyers looking for a move-in ready home. From first time buyers looking for a great home to grow into and get on the property ladder with, to families looking for ample space throughout, and investors looking for their next rental opportunity to expand their portfolio. Located perfectly within easy reach to a range of local amenities such as shops, schools, parks, and excellent transport links. The accommodation is arranged over three floors, offering plenty of space throughout. Internally, the ground floor of the home offers an entrance hall leading to a convenient W/C, a utility room with access to the rear garden, and the third bedroom with double French doors leading out to the garden. Upstairs, the first floor of the home benefits from the shared living areas - a modern fitted kitchen/diner with double doors into a cosy living room - the perfect space for family living and entertaining guests. The second floor boasts the spacious master bedroom with two built-in wardrobes and an en-suite, as well as the second bedroom serviced by a three piece family bathroom suite. Externally, the front of the property offers a block-paved driveway providing off-street parking and access to the garage, as well as a lawn and a tree. Meanwhile, the rear garden is a great space to enjoy the outdoors during the warmer months, with a paved patio seating area and a lawn. Well-presented & move-in ready, this is a home you won't want to miss!

MUST BE VIEWED





- Mid Terrace Three Storey House
- Three Bedrooms
- Cosy Living Room
- Modern Fitted Kitchen/Diner
- Utility Room & Ground Floor W/C
- Bathroom & En-Suite
- Ample Storage Space
- Private Enclosed Garden
- Off-Street Parking & Garage
- Must Be Viewed





GROUND FLOOR

Entrance Hall

20'4" x 6'6" (max) (6.22m x 2.00m (max))

The entrance hall wood-effect flooring, carpeted flooring, a radiator, an understairs cupboard, and a single composite door providing access into the accommodation.

W/C

5'7" x 3'2" (1.72m x 0.97m)

This space has a low level flush W/C, a pedestal wash basin with a mixer tap and tiled splashback, wood-effect flooring, a radiator, and an extractor fan.

Utility Room

6'7" x 5'4" (2.01m x 1.63m)

The utility room has fitted base units with a rolled-edge worktop, a stainless steel sink with a mixer tap and drainer, space and plumbing for a washing machine, vinyl flooring, a radiator, partially tiled walls, a UPVC double-glazed window to the rear elevation, and a single composite door leading out to the rear garden.

Bedroom Three

9'4" x 9'2" (2.85m x 2.81m)

The third bedroom has wood-effect flooring, a radiator, and double French doors leading out to the rear garden

FIRST FLOOR

Landing

14'4" x 6'5" (4.38m x 1.97m)

The landing has carpeted flooring and stairs, a radiator, a UPVC double-glazed window to the front elevation, and provides access to the first floor accommodation.

Kitchen/Diner

14'9" x 9'6" (4.51m x 2.90m)

The kitchen/diner has a range of fitted shaker style base and wall units with rolled-edge worktops, a stainless steel sink and a half with a mixer tap and and a drainer, an integrated oven and gas hob with an extractor fan, space and plumbing for a dishwasher, space for a fridge freezer, vinyl flooring, partially tiled walls, a radiator, space for a dining table, recessed spotlights, and a UPVC double-glazed window to the front elevation.

Living Room

16'2" x 11'4" (max) (4.95m x 3.47m (max))

The living room has carpeted flooring, two radiators, and two UPVC double-glazed windows to the rear elevation.

SECOND FLOOR

Upper Landing

10'5" x 6'7" (max) (3.20m x 2.03m (max))

The upper landing has carpeted flooring, a built-in storage cupboard, and provides access to the second floor accommodation.

Master Bedroom

12'6" x 11'0" (max) (3.82m x 3.36m (max))

The main bedroom has carpeted flooring, a radiator, two built-in wardrobes, a UPVC double-glazed window to the front elevation, a Velux window, and access to the en-suite.

En-Suite

5'7" x 3'2" (max) (1.72m x 0.97m (max))

The en-suite has a low level flush W/C, a pedestal wash basin with a mixer tap, a shower enclosure with a wall-mounted handheld shower fixture, wood-effect flooring, partially tiled walls, a radiator, recessed spotlights, and an extractor fan.

Bedroom Two

10'6" x 9'3" (max) (3.22m x 2.83m (max))

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

Bathroom

9'3" x 4'9" (max) (2.82m x 1.45m (max))

The bathroom has a low level flush W/C, a pedestal wash basin with a mixer tap, a panelled bath, tiled flooring, partially tiled walls, a radiator, recessed spotlights, an extractor fan, and a Velux window.

OUTSIDE

Front

To the front of the property is a block-paved driveway providing off-street parking, access to the garage, an artificial lawn, gravelled borders, a tree, and boundaries made up of brick wall and hedges.

Garage

16'4" x 9'3" (4.99m x 2.83m)

The garage has an up and over door, lighting, and ample storage space.

Rear

To the rear of the property is a private enclosed garden with a paved patio seating area, a lawn, a shed, blue slate chipped borders, gated access, 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) 1000

Mbps (Highest available upload speed)

Phone Signal – Some 5G and all 4G

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.

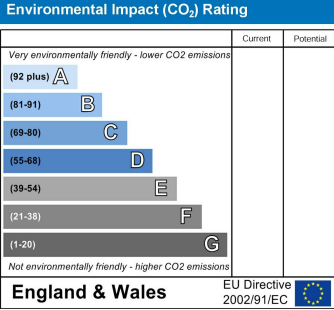
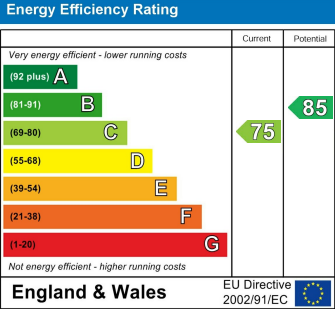
The vendor has advised the following:

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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