

HoldenCopley

PREPARE TO BE MOVED

Willbert Road, Arnold, Nottinghamshire NG5 8EE

Asking Price £160,000

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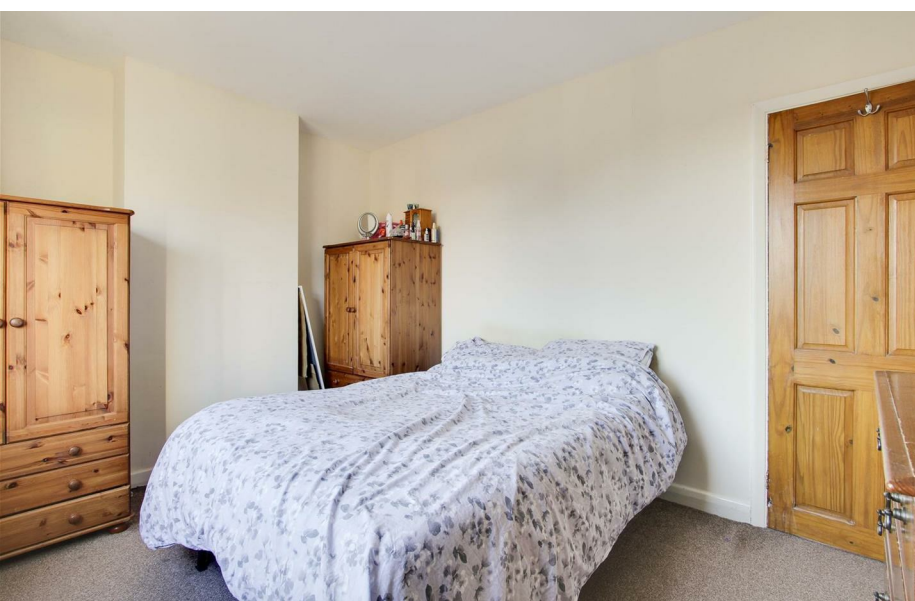


LOVELY FIRST HOME...

This two bedroom semi detached property would be ideal for any first time buyers as it offers spacious accommodation throughout and is well presented, making it easy to move straight into. Situated in the popular location of Arnold which is host to a range of local amenities such as shops, eateries and excellent transport links into Nottingham City Centre. To the ground floor of the property is a spacious living room, a modern kitchen diner and a utility space, to the first floor of the property are two double bedrooms serviced by a three piece bathroom suite. Outside to the front of the property is a driveway to provide off road parking and access into the single detached garage. To the rear of the property is a private enclosed garden with a lawn.

MUST BE VIEWED





- Semi Detached
- Two Bedrooms
- Kitchen Diner
- Utility Space
- Three Piece Bathroom Suite
- Off Road Parking
- Single Garage
- Close To Local Amenities
- Well Presented
- Virtual Viewings





GROUND FLOOR

Entrance Hall

5'6" x 3'11" (1.7 x 1.2)
The entrance hall has wood effect flooring, an in-built cupboard, a wall mounted alarm system, carpeted stairs and provides access into the accommodation

Living Room

14'1" x 13'1" (4.3 x 4.0)
The living room has carpeted flooring, coving to the ceiling, a TV point, a radiator and a UPVC double glazed window to the front elevation

Kitchen Diner

10'9" x 17'4" (3.3 x 5.3)
The kitchen diner has tiled flooring, a range of fitted base and wall units with fitted countertops, a stainless steel sink and a half with a mixer tap and a drainer, an integrated microwave oven, an integrated oven, an integrated electric hob and extractor hood, space for a fridge, a radiator, space for a dining table, an in-built cupboard, partially tiled walls, recessed spotlights, UPVC double glazed French double doors to access the rear of the property and access into the utility room

Utility

4'7" x 7'2" (1.4 x 2.2)
The utility space has tiled flooring, a fitted countertop, space and plumbing for a washing machine and a tumble dryer and a UPVC double glazed window to the rear elevation

FIRST FLOOR

Landing

The landing has carpeted flooring, a radiator, a hatch to access a boarded loft with lighting via a drop down ladder, a UPVC double glazed window to the side elevation and provides access to the first floor accommodation

Bedroom One

14'1" x 10'5" (4.3 x 3.2)
The first bedroom has carpeted flooring, an in-built cupboard, a radiator and a UPVC double glazed window to the front elevation

Bedroom Two

10'9" x 9'2" (3.3 x 2.8)
The second bedroom has carpeted flooring, coving to the ceiling, a radiator and a UPVC double glazed window to the rear elevation

Bathroom

8'2" x 7'6" (2.5 x 2.3)
The bathroom has tiled effect flooring, a low level flush WC, a pedestal wash basin, a panelled bath with a wall mounted shower fixture, fully tiled walls, a heated towel rail, an extractor fan, recessed spotlights and a UPVC double glazed obscure window to the rear elevation

Garage

The detached single garage has electrical points and lighting

OUTSIDE

Front

To the front of the property is a driveway to provide off road parking for multiple vehicles and access into the single detached garage

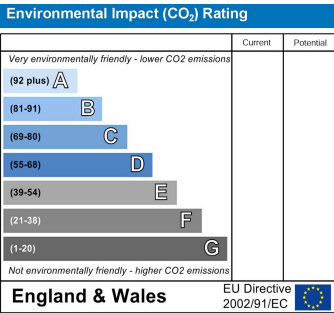
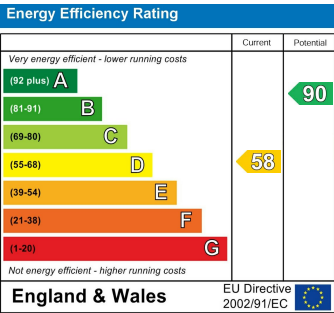
Rear

To the rear of the property is a private enclosed garden with a decked patio area, a paved patio area, a lawn, panelled fencing and courtesy lighting

DISCLAIMER

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Approx. Gross Internal Area of the Ground floor:
430.99 Sq Ft - 40.04 Sq M
Approx. Gross Internal Area of the Entire Property:
789.64 Sq Ft - 73.36 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
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Approx. Gross Internal Area of the 1st floor:
358.65 Sq Ft - 33.32 Sq M
Approx. Gross Internal Area of the Entire Property:
789.64 Sq Ft - 73.36 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
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