

# HoldenCopley

PREPARE TO BE MOVED

Homefield Avenue, Arnold, Nottinghamshire NG5 8FZ

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Guide Price £190,000 - £200,000



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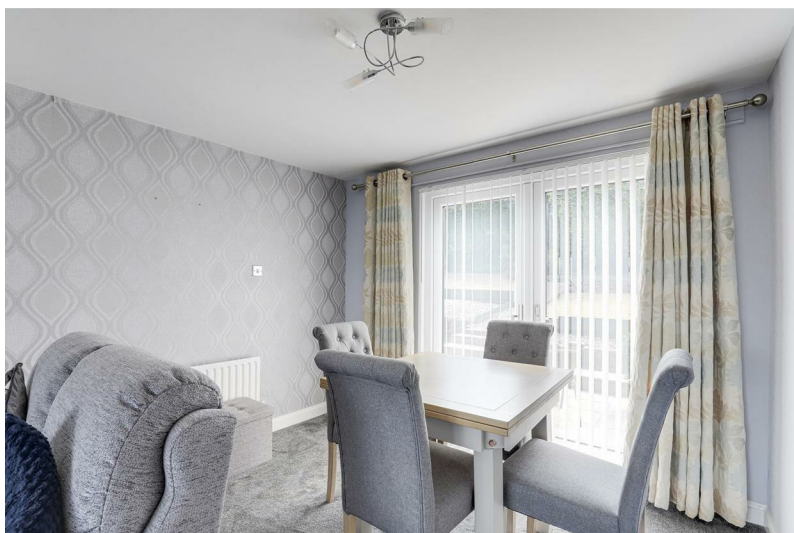


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IDEAL FOR FIRST TIME BUYERS...

This three-bedroom semi-detached house is well-presented throughout, having been freshly decorated and neatly maintained—making it a perfect choice for first-time buyers or young families looking for a home they can move straight into. Located in a popular and convenient area, the property is just moments from a range of local shops, great schools, and superb transport links, with a main bus route right on the doorstep. To the ground floor, the property comprises an entrance hall, a downstairs W/C, a spacious reception room featuring a new fireplace, and a modern fitted kitchen with plenty of worktop and storage space. The first floor offers three well-proportioned bedrooms, a three-piece bathroom suite, and loft access for additional storage. The property also benefits from a newly installed boiler, ensuring efficient and reliable heating. Externally, the front of the property enjoys a low-maintenance garden with decorative slate chippings and on-street parking available directly outside. To the rear is a private, tiered garden featuring a paved patio area, a shed for storage, and a lawn—perfect for enjoying the warmer months. This property offers the ideal blend of comfort, and convenience—making it a fantastic opportunity for buyers seeking a move-in-ready home in a well-connected and family-friendly location.

MUST BE VIEWED







- Semi-Detached House
- Three Bedrooms
- Modern Fitted Kitchen
- Spacious Reception Room
- Ground Floor W/C
- Three Piece Bathroom Suite
- Private Enclosed Rear Garden
- New Boiler
- No Upward Chain
- Must Be Viewed











GROUND FLOOR

Entrance Hall

11'3" x 7'6" (3.45m x 2.30m)

The entrance hall has carpeted flooring and stairs, an under the stairs cupboard, a radiator and a new single composite door providing access into the accommodation.

W/C

4'10" x 3'7" (1.48m x 1.11m)

This space has a low level flush W/C, a wall-mounted wash basin, a tiled wall and a UPVC double-glazed window to the front elevation.

Living Room

12'11" x 11'9" (3.95m x 3.59m)

The living room has a new UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a new feature fireplace and open access into the dining room.

Dining Room

10'0" x 8'9" (3.06m x 2.68m)

The dining room has carpeted flooring, a radiator and a sliding patio door providing access out to the garden.

Kitchen

10'4" x 9'4" (3.17m x 2.87m)

The kitchen has a range of fitted base and wall units with worktops and a fitted breakfast bar, a gas hob with an extractor hood, an integrated double oven and dishwasher, a sink with a drainer, a fridge-freezer, tiled flooring, a radiator, partially tiled walls, recessed spotlights, a new UPVC double-glazed window to the rear elevation and a new single composite door providing access out to the garden.

FIRST FLOOR

Landing

12'6" x 2'9" (3.83m x 0.86m)

The landing has carpeted flooring, a built-in cupboard, recessed spotlights, access into the loft and provides access to the first floor accommodation.

Master Bedroom

11'0" x 10'11" (3.37m x 3.33m)

The main bedroom has a new UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and fitted wardrobes with over the head cupboards.

Bedroom Two

13'4" x 10'0" (4.08m x 3.05m)

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

Bedroom Three

11'8" x 9'6" (3.56m x 2.90m)

The third bedroom has a new UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and fitted shelves.

Bathroom

7'1" x 6'0" (2.17m x 1.85m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with a mains-fed shower and a glass shower screen, tiled flooring and walls, a chrome heated towel rail, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front is on street parking, a garden with slate chippings and steps leading to the front door.

Rear

To the rear is a private tiered garden with fence panelled boundaries, a paved patio, a shed and a lawn.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas - 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, most 5G & some 3G available
- 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

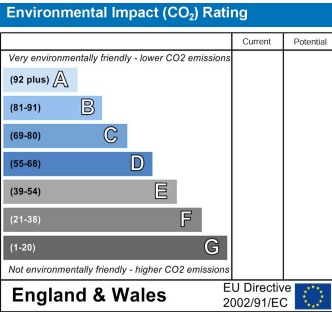
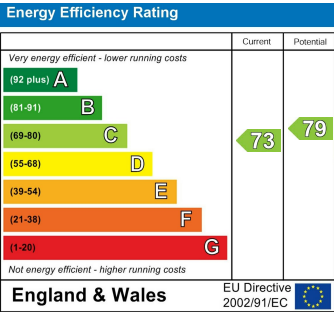
Council Tax Band Rating - Gedling Borough Council - Band B  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

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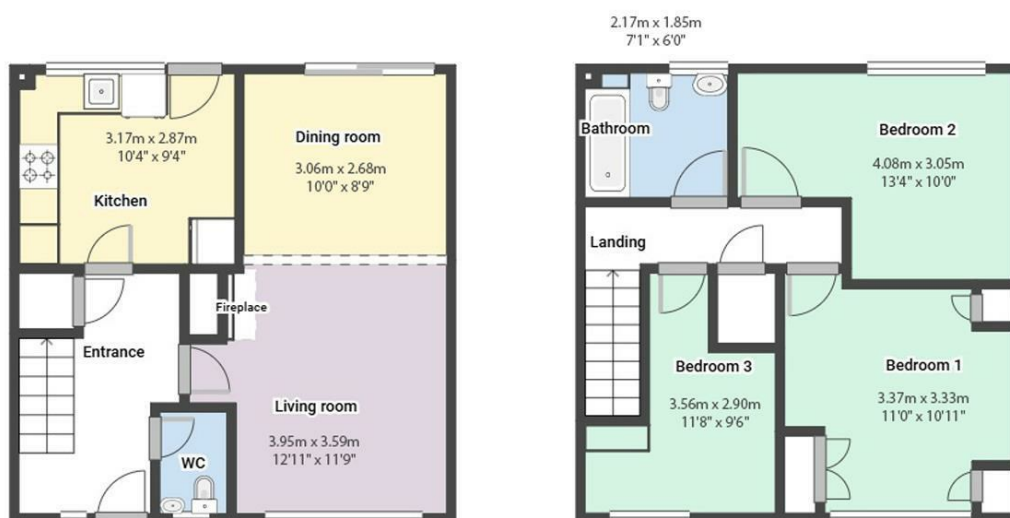
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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