

HoldenCopley

PREPARE TO BE MOVED

Brackendale Avenue, Arnold, Nottinghamshire NG5 8DP

Guide Price £180,000 - £200,000

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NO UPWARD CHAIN...

This three bedroom end-terrace house boasts spacious accommodation whilst offering plenty of potential throughout, perfect for a range of buyers. The property benefits from being sold to the market with no upward chain, allowing new buyers to move straight in! Situated in a prime location just a stone's throw away from Arnold High Street, host to a range of shops, eateries, supermarkets and excellent facilities along with easy access into the City Centre and various schools. To the ground floor is a porch, an entrance hall, an open plan living/dining room, a fitted kitchen and a conservatory. To the first floor are three good sized bedrooms serviced by a three piece bathroom suite. Outside to the front is access to on street parking and to the rear is a private enclosed garden with access to a detached garage.

MUST BE VIEWED





- End-Terrace House
- Three Bedrooms
- Open Plan Dining/Living Room
- Fitted Kitchen
- Three Piece Bathroom Suite
- Plenty Of Potential Throughout
- No Upward Chain
- Detached Garage
- Private Enclosed Garden
- Must Be Viewed





GROUND FLOOR

Porch

6'0" x 3'7" (1.85 x 1.10)
The porch has two windows and a UPVC double glazed door providing access into the accommodation

Hallway

4'10" x 4'9" (1.48 x 1.45)
The hallway has carpeted flooring, a wall mounted electric heater and a single door

Living Room

12'0" x 13'3" (3.68 x 4.04)
The living room has carpeted flooring, an under stairs cupboard, a TV point, a gas fire with an open brick surround and a UPVC double glazed window to the front elevation

Dining Room

9'4" x 8'3" (2.85 x 2.52)
The dining room has a wall mounted radiator, a serving hatch and a window to the rear elevation

Kitchen

9'3" x 6'6" (2.83 x 1.99)
The kitchen has tiled flooring, a range of fitted wall and base units with rolled edge worktops, a stainless steel sink with mixer taps and a drainer, space for a cooker and a single door to the conservatory

Conservatory

14'9" x 4'9" max (4.50 x 1.45 max)
The conservatory has tiled flooring, a range of windows and a single door to the rear garden

FIRST FLOOR

Landing

7'7" x 5'6" (2.32 x 1.70)
The landing has carpeted flooring, a loft hatch and provides access to the first floor accommodation

Master Bedroom

11'4" x 9'0" (3.47 x 2.76)
The main bedroom has carpeted flooring, a wall mounted radiator, fitted over the bed storage and a window to the rear elevation

Bedroom Two

11'3" x 8'6" (3.45 x 2.60)
The second bedroom has carpeted flooring, a wall mounted radiator, a built-in cupboard and a UPVC double glazed window to the front elevation

Bedroom Three

12'10" x 6'1" (3.93 x 1.86)
The third bedroom has carpeted flooring, a wall mounted radiator and a UPVC double glazed window to the front elevation

Bathroom

6'4" x 5'6" (1.94 x 1.70)
The bathroom has tiled flooring, a wall mounted radiator, a low level flush W/C, a vanity wash basin, a tiled bath with a wall mounted shower, partially tiled walls and a UPVC double glazed obscure window to the front elevation

OUTSIDE

Front

To the front of the property is a garden with a lawn, decorative gravel, courtesy lighting and access to on street parking

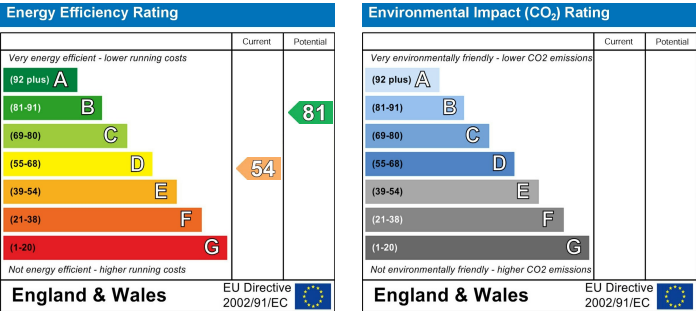
Rear

To the rear of the property is a private enclosed garden with various patio areas, a range of plants and shrubs, panelled fencing and access to a detached garage

DISCLAIMER

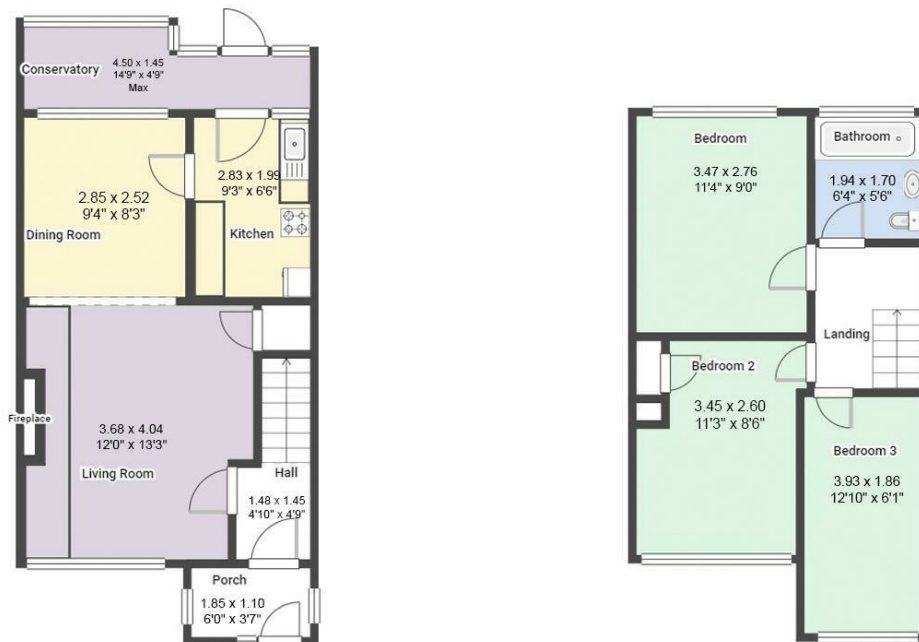
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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