

# HoldenCopley

PREPARE TO BE MOVED

Coppice Road, Arnold, Nottinghamshire NG5 7GR

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Guide Price £175,000

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GUIDE PRICE £175,000 - £185,000

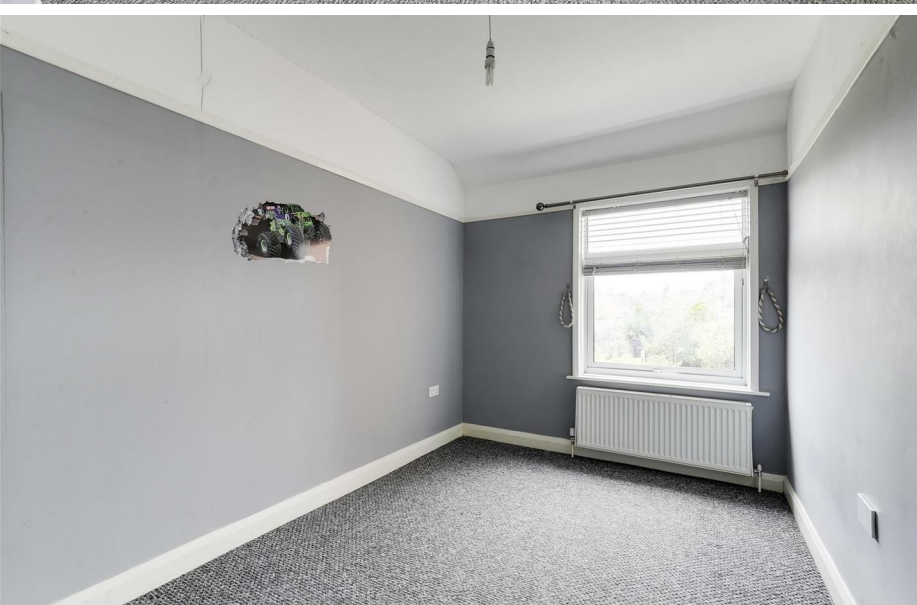
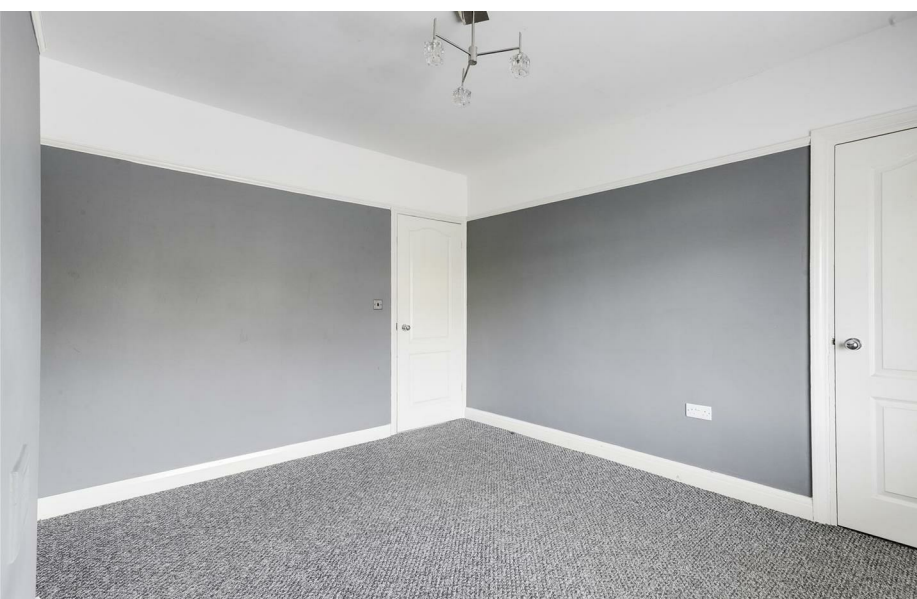
LOCATION, LOCATION, LOCATION...

This well-presented two-bedroom semi-detached home is ideal for first-time buyers looking to take their first step onto the property ladder. Situated in a popular and convenient location, the property offers excellent access to local shops, schools, transport links and other amenities. The accommodation comprises an entrance hall, a generous living room and a fitted kitchen with direct access to the rear garden. Upstairs, there are two double bedrooms, with the main bedroom benefitting from a built-in storage cupboard, along with a modern three-piece bathroom suite. Outside, the front of the property features a paved driveway for off-street parking and decorative raised planted borders. To the rear is a private enclosed garden with a paved patio seating area, a lawn, and a shed - perfect for enjoying the outdoors.

MUST BE VIEWED







- Semi-Detached House
- Two Double Bedrooms
- One Reception Room
- Fitted Kitchen/Diner
- Three Piece Bathroom Suite
- Off-Street Parking
- Private Enclosed Garden
- Convenient Location
- Ideal For First Time Buyers
- Must Be Viewed











GROUND FLOOR

Entrance Hall

4'7" x 2'8" (1.40m x 0.81m)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, and a UPVC door leading out to the rear elevation.

Living Room

15'4" x 10'9" (4.67m x 3.28m)

The living room has wood-effect flooring, a radiator, a recessed chimney breast, a picture rail, a built-in understairs cupboard, and a UPVC double-glazed window to the front elevation.

Kitchen

14'0" x 8'9" (4.27m x 2.67m)

The kitchen has a range of fitted base and wall units with a rolled-edge worktops, a stainless steel sink with a drainer, an integrated oven and electric hob, tiled flooring, partially tiled walls, a radiator, two UPVC double-glazed windows to the side and rear elevations, and a UPVC double-glazed window to the rear elevation.

FIRST FLOOR

Landing

2'10" x 2'10" (0.86m x 0.86m)

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

Master Bedroom

12'3" x 10'10" (3.73m x 3.30m)

The main bedroom has carpeted flooring, a radiator, a picture rail, a built-in storage cupboard, and a UPVC double-glazed window to the front elevation.

Bedroom Two

12'2" x 7'9" (3.71m x 2.36m)

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

Bathroom

8'9" x 5'11" (2.67m x 1.80m)

The bathroom has a low level flush W/C, a pedestal wash basin with a mixer tap, a panelled bath with a wall-mounted electric shower fixture, tiled flooring, partially tiled walls, a radiator, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a paved driveway providing off-street parking, raised planted borders, gated access to the rear, and fence panelled boundaries.

Rear

To the rear of the property is a private enclosed garden with a paved patio seating area, a lawn, a shed, a planted area, 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 – Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band A

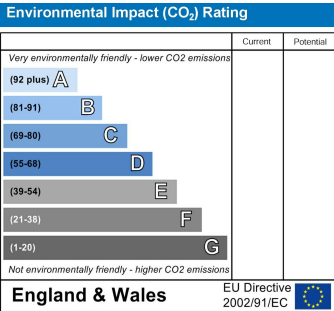
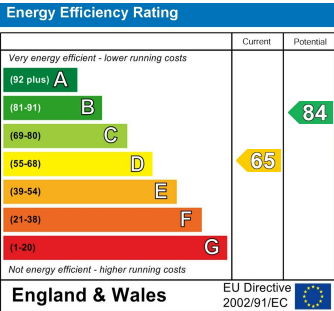
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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

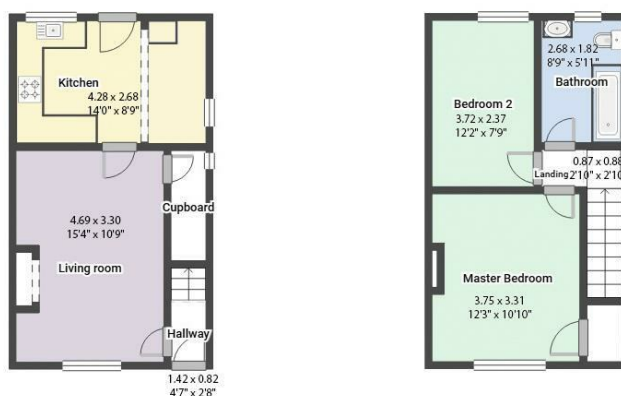
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



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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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